

3.0 AFFECTED ENVIRONMENT

This Chapter presents baseline information about the environmental conditions that currently exist at the 11000 Wilshire Boulevard Federal Building campus (Wilshire campus). The Wilshire campus is a Federally-owned, multi-tenant, high-rise office building and with adjacent buildings and parking located in the West Los Angeles area at the junction of Wilshire Boulevard and Interstate 405. The current Wilshire campus covers approximately 28 acres, and contains a 17-story office tower, one-story cafeteria building, one-story U.S. Post Office building, and a 4-story parking garage that also contains an automotive / radio maintenance facility (A/RMF).

3.1 LAND USE AND PLANNING

This section of the environmental impact statement (EIS) describes the existing land uses and planning for the Wilshire campus and the surrounding area.

3.1.1 Regional Setting

West Los Angeles is an active community that includes a mixture of single family residences, multi-family housing, commercial activities, industrial uses, parks, golf courses and educational institutions. The Wilshire, Sepulveda, and Olympic corridors are thriving business districts. In the last few decades, law offices and entertainment companies have increased their presence in the community. University of California, Los Angeles (UCLA) to the north and Century City to the east enhance the local employment base. Nearby commercial centers include the Westside Pavilion, Century City Shopping Center, and Santa Monica Place.

When viewed with the center being the Interstate 405 and Wilshire Boulevard, the Federal lands associated with the VA Medical Center, the Los Angeles National Cemetery and the Wilshire campus are surrounded by high density regional commercial properties on the east that transitions to high density housing, medium density housing and light industry to the south, neighborhood commercial and medium residential to the west and low density housing to the north.

3.1.2 Existing Wilshire Campus Land Use

As shown in Figure 3-1, the Wilshire campus is located in West Los Angeles, next to the community of Westwood, approximately 12 miles northwest of downtown Los Angeles and 4 miles east of the Pacific Ocean. The Wilshire campus is bounded by the Westwood Community Park to the south, Sepulveda Boulevard to the west, Wilshire Boulevard to the north and Veteran Avenue to the east. The Wilshire campus is primarily surrounded by a mix of residential, commercial, and public uses.

The 28-acre Wilshire campus was part of a 300-acre grant to the United States in 1888. From a rural site interspersed with orchards in 1928 (Photograph 3-1), the surrounding area has developed into mixture of high density commercial and residential uses interspersed with open spaces associated with the Veterans Administration, UCLA, parks and golf courses (Photograph 3-2).

The site was developed as a Federal campus in 1969 with the FBI as the anchor tenant in the 17-story office tower. In addition to the office tower building, the Wilshire campus consists of a one-story U.S. Post Office building, a one story cafeteria building, a parking garage with an automotive/radio maintenance facility (A/RMF), surface parking and open space along the east and north of the property (See Figure 3-1).

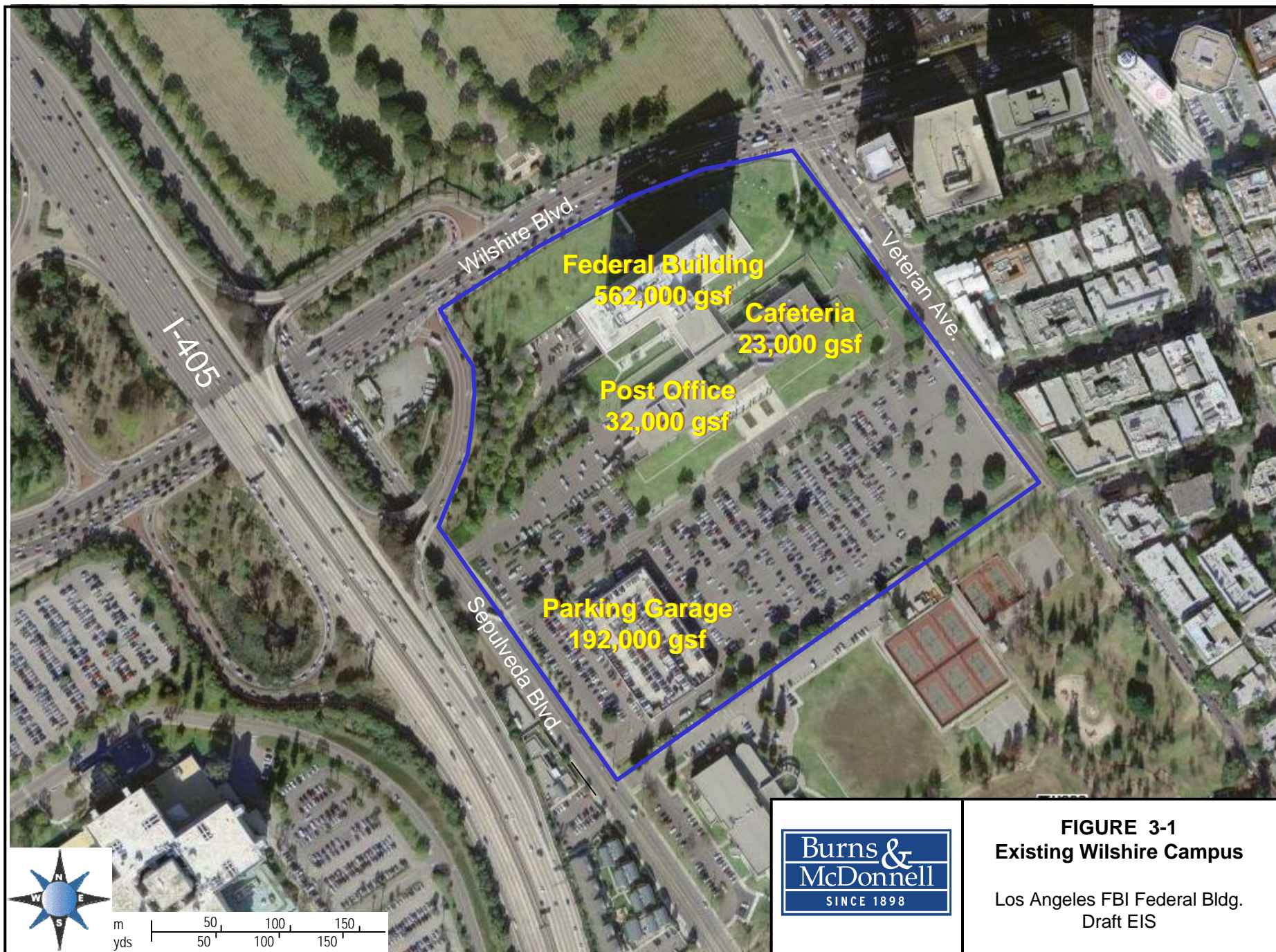
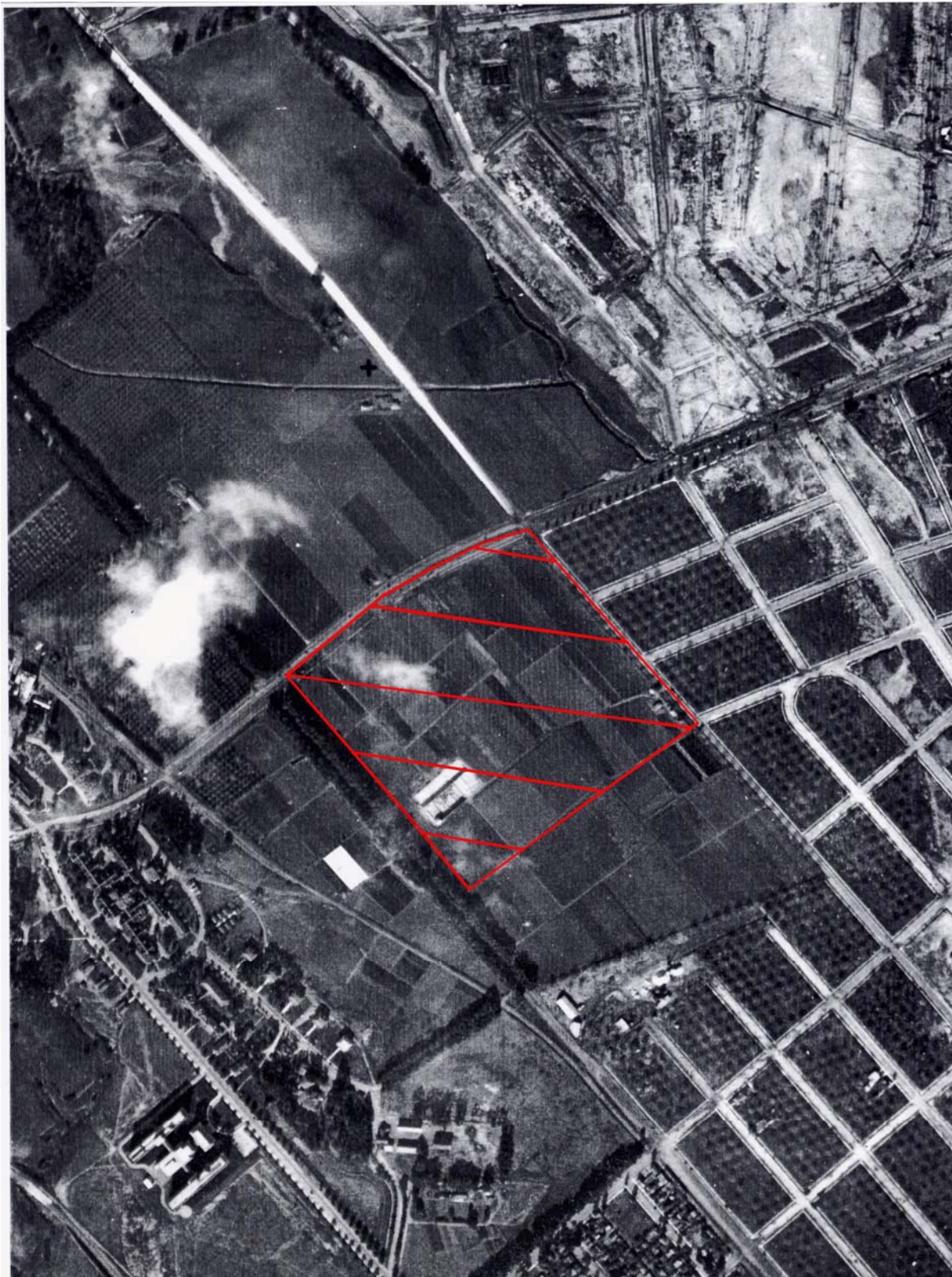


FIGURE 3-1
Existing Wilshire Campus
Los Angeles FBI Federal Bldg.
Draft EIS

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**Photograph 3-1
1928 AERIAL OF THE WILSHIRE CAMPUS**



3

1
2

**Photograph 3-2
2002 AERIAL OF THE WILSHIRE CAMPUS**



3

3.1.3 Surrounding Land Uses and Planning Areas

A variety of land uses surround the Wilshire campus, as illustrated by Figure 3-2. Immediately adjacent land uses surrounding the campus are as follows:

North – Directly north of Wilshire Boulevard is the Los Angeles National Cemetery. To the northeast is a mixture of multifamily residences and commercial areas.

South – South of the Wilshire campus is the Westwood Community Park (Photograph 3-3) that leads into a mixture of single family and multifamily housing units. In the 1970s, the Federal Lands to Parks Program transferred 27 acres in two separate parcels of land from the Veterans Administration (VA) to the City of Los Angeles. The Westwood Community Park, located directly south of the Wilshire campus, is a well-equipped community recreation facility, with an indoor swimming pool, tennis courts, jogging trail, soccer field, picnic facilities, classrooms, gymnasium, etc. (NPS, 2004).

East – Directly east along Wilshire there is a band of high density commercial uses, with 25- to 30-story high-rise office towers (Photograph 3-4). East of Veteran Avenue and south of Wilshire Boulevard are multi-family residential units.

West – West of Sepulveda Boulevard is Interstate 405 and the Veterans Administration West Los Angeles Healthcare Center.

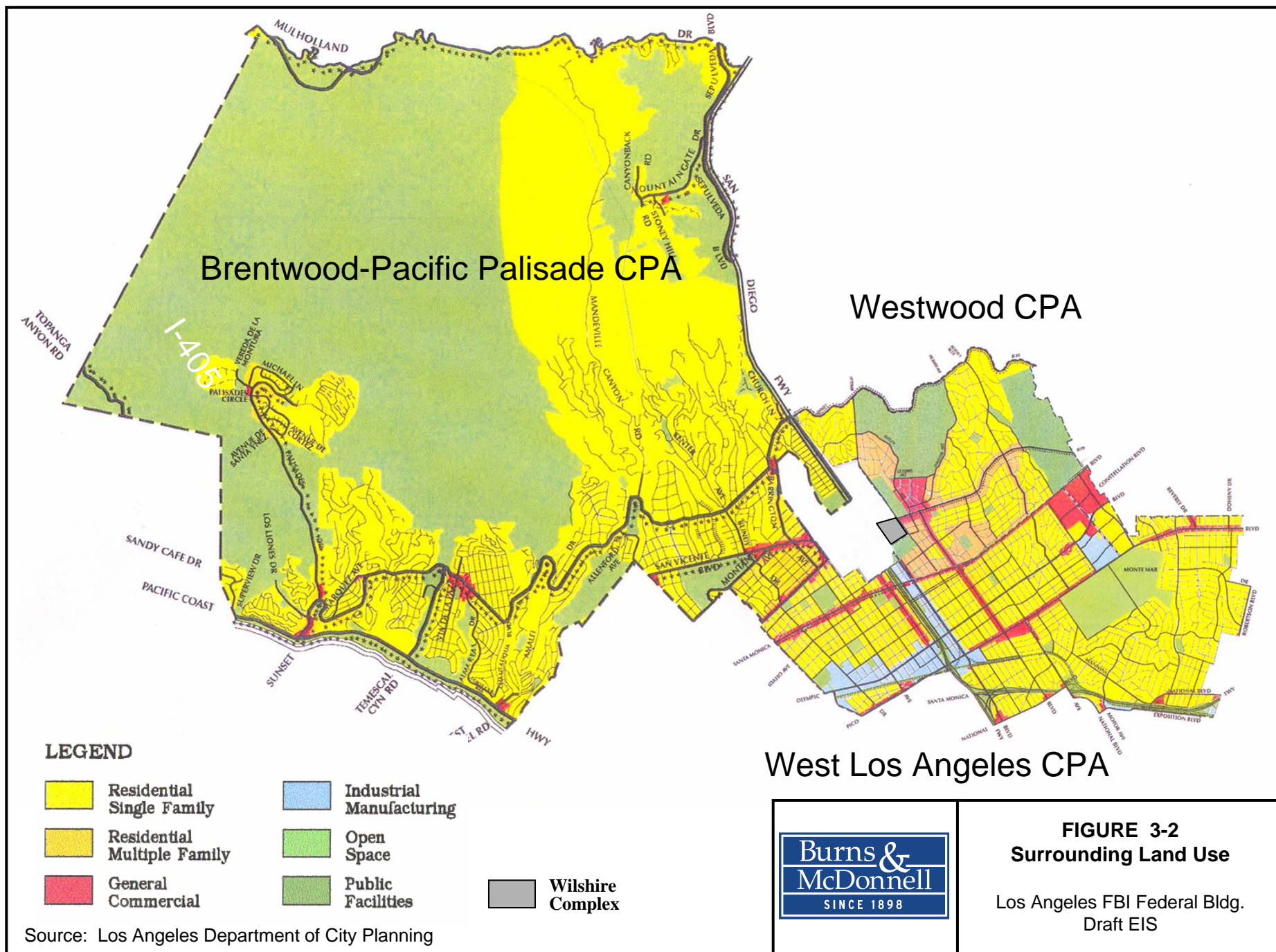
3.1.4 Planning Areas and Applicability

The Federal government is generally exempt from local land use controls as provided by the U.S. Constitution Supremacy Clause. However, the Public Buildings Amendments of 1988 requires all buildings to be built in accordance with nationally recognized codes, unless national security dictates otherwise.

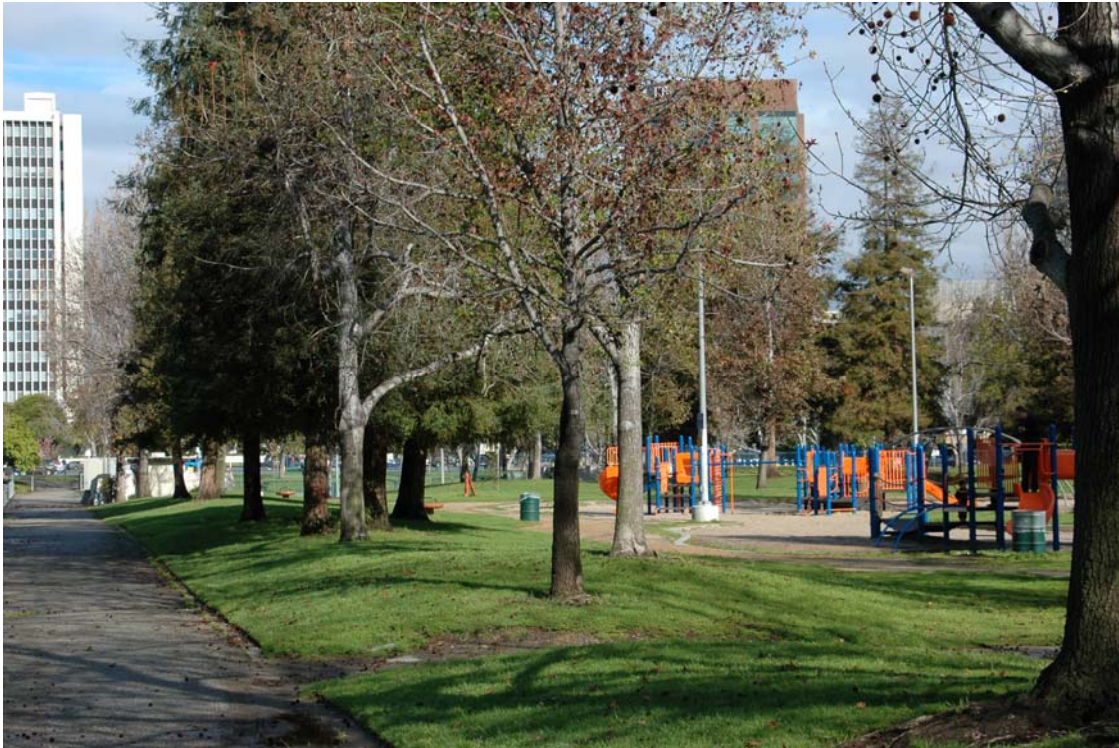
The Wilshire campus is located within a composite of several geographically isolated unincorporated tracts of land, designated as Westside Islands, in Los Angeles County. The Wilshire campus is zoned as Institutional and has a conditional use permit (22.40.670). This permit sets the minimum required area (21.24.240 of L.A. County –Subdivisions), maximum height limit, minimum required parking (Part 11, Chapter 22.52, and Conditional Use Permit), building setback and the maximum lot coverage. To the north and east of the site is the VA property also part of the Los Angeles County Westside Islands unincorporated area. The VA is currently in the midst of a master planning process, primarily for properties on the west of I-405. A layout of VA property and facilities is illustrated in Figure 3-3.

In the case of the Wilshire campus, it is not part of any City of Los Angeles Area Planning Commission or any of its Community Planning Areas (CPA) (Figure 3-4). The planning area that is adjacent to the Wilshire campus on the east and south is the Westwood Community Planning Area.

In the Westwood CPA (Figure 3-5), the generalized land uses are composed of Residential Single Family, Residential Multiple Family, General Commercial, Industrial Manufacturing, Open Space, and Public Facilities. The Westwood CPA is approximately 3.90 square miles, or less than one percent of the City of Los Angeles land area. It is bordered by Sunset Boulevard and the Bel Air Community on the north; the City of Beverly Hills on the east; Santa Monica Boulevard and the West Los Angeles Community on the south; and the unincorporated area of Los Angeles County (Veterans Administration), the Brentwood-

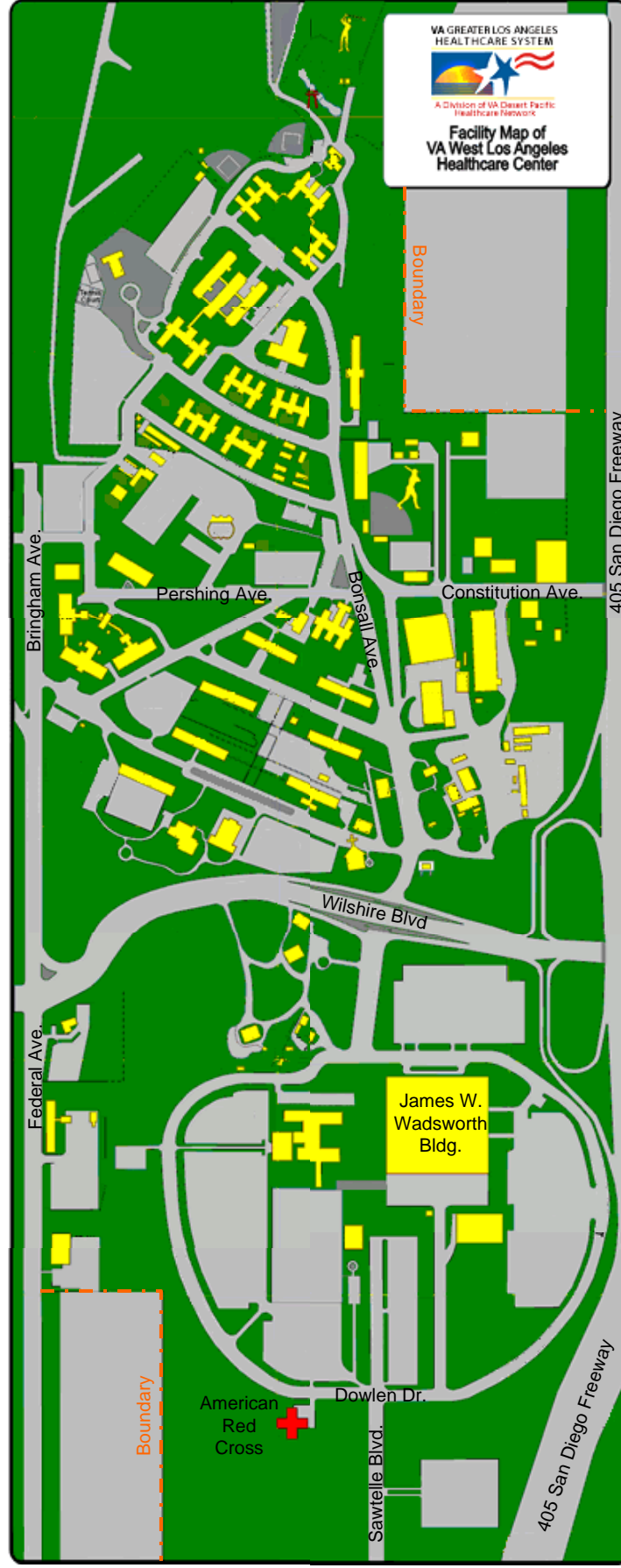


**Photograph 3-3
WESTWOOD COMMUNITY PARK**



**Photograph 3-4
WILSHIRE BOULEVARD TO THE EAST**





Source: WLA Campus Map, <http://www.gla.med.va.gov/maps/WLACampusMap.htm>
 Map Developed by Medical Media, Datsuichi Doi (1999)



Not to Scale



FIGURE 3-3

**Veterans Administration
Property**

Los Angeles FBI Federal Bldg.
Draft EIS

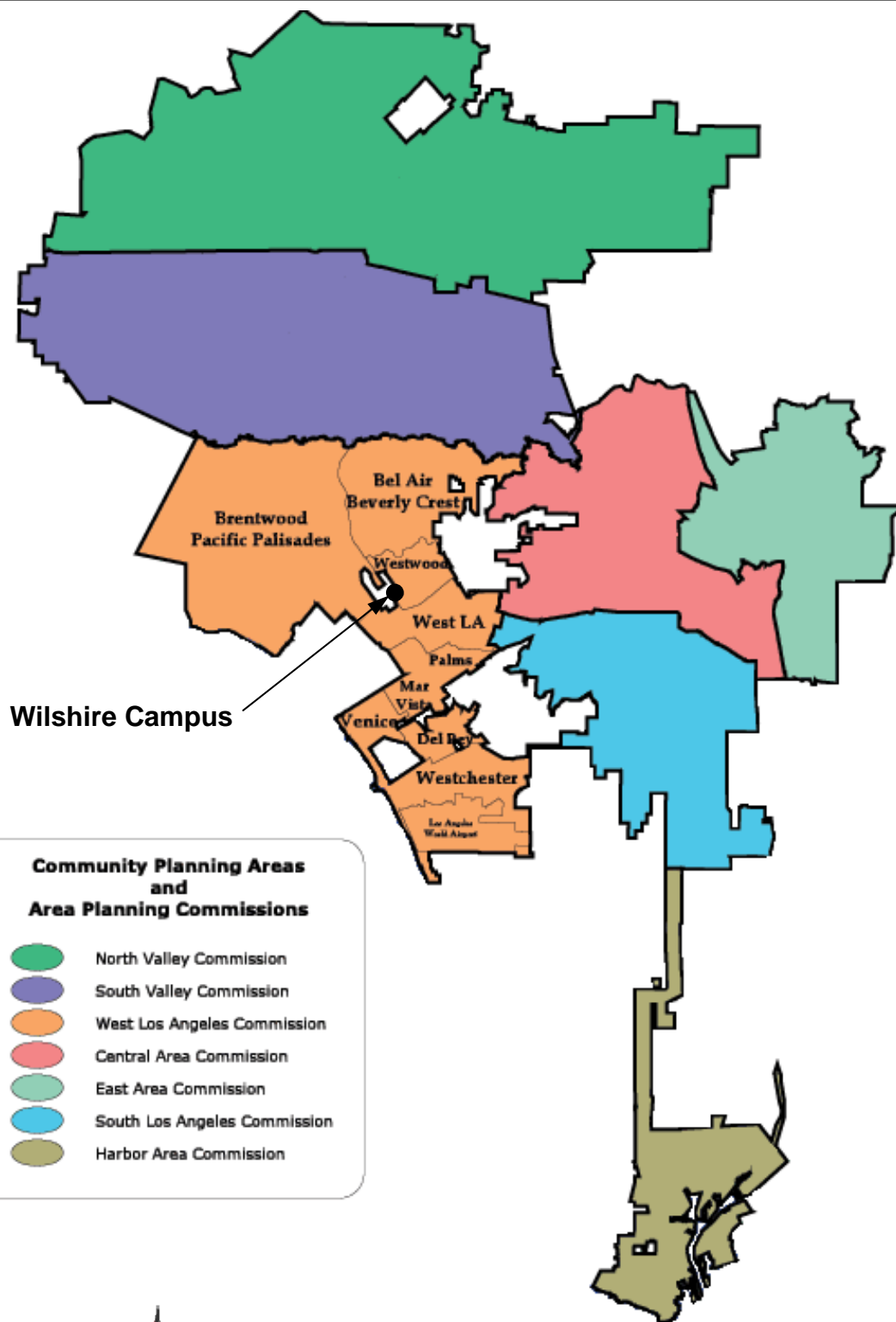
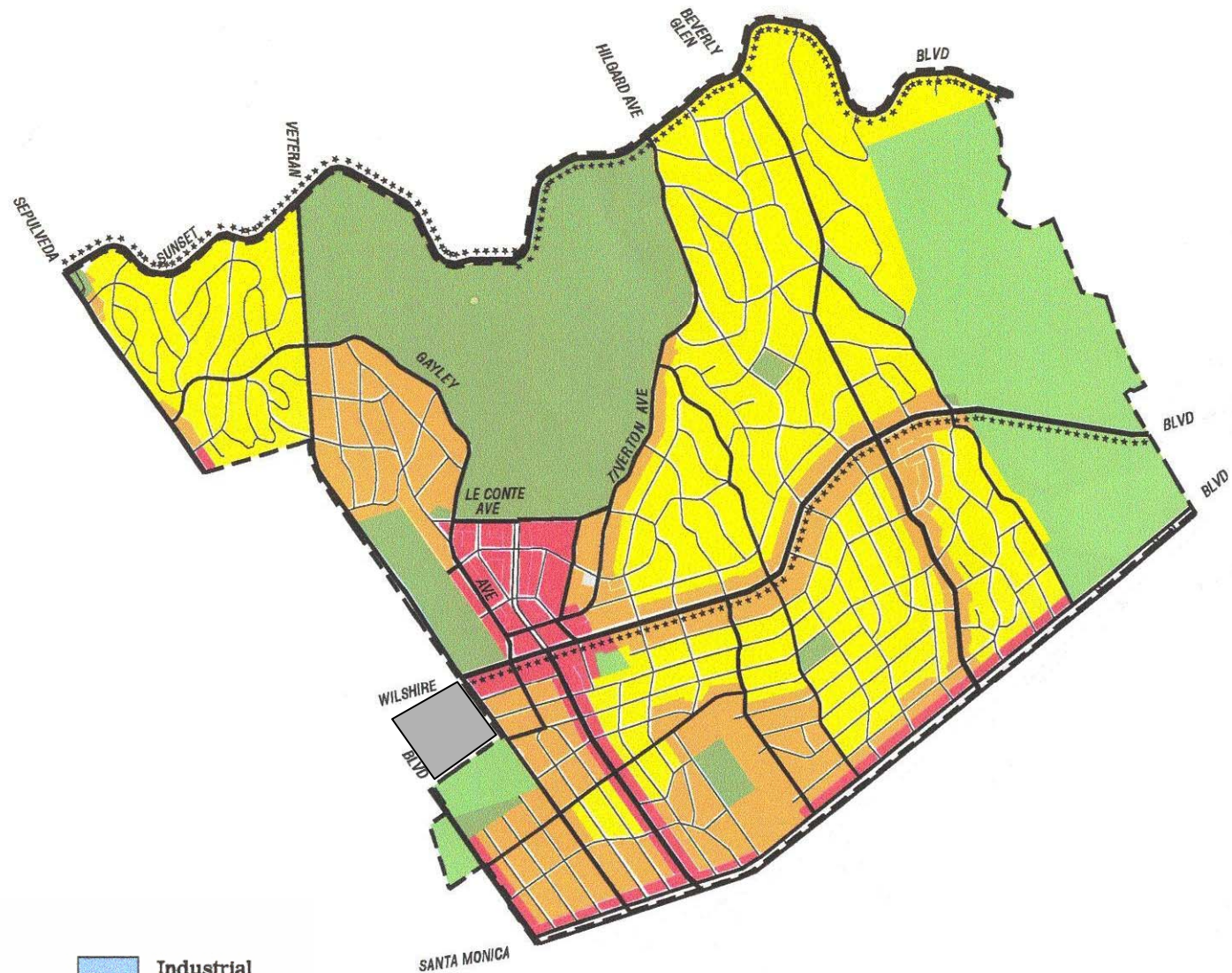









Figure 3-4
West Los Angeles APC
Community Planning Areas

Los Angeles FBI Federal Bldg.
Draft EIS

Source: Los Angeles Department of City Planning



LEGEND

	Residential Single Family		Industrial Manufacturing
	Residential Multiple Family		Open Space
	General Commercial		Public Facilities
			Wilshire Campus

Source: Los Angeles Department of City Planning



FIGURE 3-5
Westwood CPA

Los Angeles FBI Federal Bldg.
Draft EIS

Pacific Palisades Community and Sepulveda Boulevard on the west. Significant uses of the area include the UCLA, Westwood Village, the Los Angeles Country Club, and the Mormon Temple.

The area is primarily residential, with the average net density for all housing types at 19 units per acre. Single-family uses occupy 70 percent of the residential acreage and constitute 16 percent of all housing units at an average net density of five units per acre. Currently, approximately 3 percent of the land is designated for commercial uses, primarily along Wilshire Boulevard (LA, 1999b) east of the Wilshire campus. The current use of the Wilshire campus, as office buildings, is consistent with the commercial buildings on the south side of Wilshire Boulevard east of Veteran Avenue.

3.1.5 Future Projects

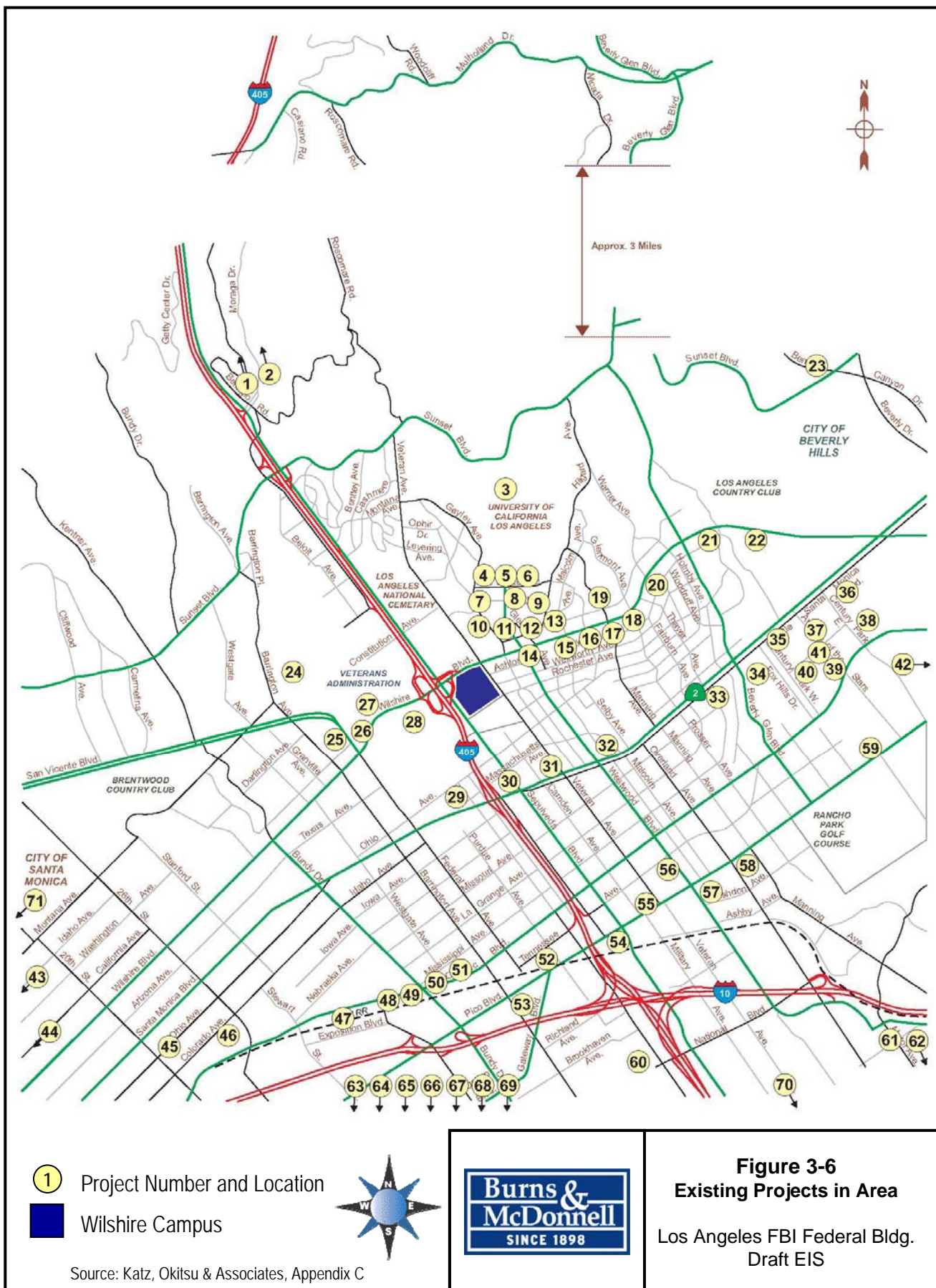
In the area surrounding the Wilshire campus there is a multitude of projects being proposed or under various phases of development. As part of defining development of ambient growth, coordination occurred with LADOT staff which resulted in identifying potential projects within a three-mile area of influence from the Wilshire campus. Based on recent traffic studies within the area and review of the most recent update to the LADOT related project data base, a list of area/related projects was compiled. Table 3-1 lists the 72 projects identified as a result of that process. These 72 projects have over 6.6 million square feet of retail, commercial, office and miscellaneous facilities, and in addition over 9,800 dwelling units (Appendix C). The proposed project locations are noted in Figure 3-6.

Table 3-1
FUTURE PROJECTS LIST

Map #	Planned Project	Location
1	Leo Baeck Temple	1300 Sepulveda
2	Nursery School	15500 Stephen Wise Dr.
3	University Expansion	UCLA Westwood Campus
3.1	Southwest Campus Housing	UCLA Westwood Campus
	Northwest Campus Phase II	
3.2	Developments	UCLA Westwood Campus
3.3	Intramural Field Parking Structure	UCLA Westwood Campus
3.4	Physics and Astronomy Building	UCLA Westwood Campus
	Luck Research Ctr., Thermal Energy	
3.5	Storage	UCLA Westwood Campus
3.6	California NanoSystems Institute	UCLA Westwood Campus
	Academic Health Center Seismic	
3.7	Replacement	UCLA Westwood Campus
3.8	Remaining 2002 LRDP Growth	UCLA Westwood Campus
4	Retail	900 South Broxton
5	Retail	SEC Broxton Ave./Le Conte Ave.
5.1	High Turnover Restaurant	SEC Broxton Ave./Le Conte Ave.
5.2	Medical Office	SEC Broxton Ave./Le Conte Ave.
5.3	Theater (34.000 KSF)	SEC Broxton Ave./Le Conte Ave.
6	Theater Expansion (12.900 KSF)	10886 Le Conte Ave.
7	Regent Westwood Mixed use	1015 Broxton Ave.
8	Mixed-use development	1000 Glendon Ave.
9	Palazzo Shopping Center	1001 Tiverton Ave.
9.1	Apartments	1001 Tiverton Ave.
10	Whole Foods Supermarket	1050 Gayley Ave.

Map #	Planned Project	Location
11	Office	1100 Westwood Blvd.
12	Apartments	10852 Lindbrook Ave.
12.1	Specialty Retail	10852 Lindbrook Ave.
12.2	Less - Existing Specialty Retail	10852 Lindbrook Ave.
13	Retail	10844 Lindbrook Dr.
13.1	Hotel	10844 Lindbrook Dr.
14	Bank	10900 Wilshire Blvd.
15	Condominiums	10804 Wilshire Blvd.
16	Condominium (Replace Existing Hotel - 66 Rooms)	10776 Wilshire Blvd.
17	Century Wilshire Hotel	10767 Wilshire Blvd.
18	Condominium	10733 Wilshire Blvd.
19	Condominium	10807 Wilshire Blvd.
20	Del Capri Hotel Site	Westholme & Wilshire Blvd.
21	Apartments	NEC Wilshire Blvd./Devon Ave.
22	Condominium	10250 Wilshire Blvd.
23	Mixed-use development	1000 Sunset Blvd.
24		11611 Montana Ave.
25	Office building	11677 Wilshire Blvd.
26	Condominiums	11663 Wilshire Blvd.
26.1	Office	11663 Wilshire Blvd.
26.2	Quality restaurant	11663 Wilshire Blvd.
27	Park	Northeast Corner of Wilshire Blvd. & San Vicente Blvd
28	Veterans Affairs	Bonsall Ave.
29	Retail	11305 Santa Monica Blvd.
30	Office	11175 Santa Monica Blvd.
31	Gas Station w/ Convenience Market	10991 Santa Monica Blvd.
32	Motel	10811 Santa Monica Blvd.
33	Auto Service	10461 Santa Monica Blvd.
34	Office	Santa Monica Blvd. & Beverly Glen (SW)
35	Century City Shopping Center	10250 Santa Monica Blvd.
36	Apartment Building	10000 Santa Monica Blvd.
37	Office	1950 Avenue of the Stars
38	Office	10270 Constellation Blvd.
39	Related Cos Century City Project	2000 Avenue of the Stars
40	Office/Retail/Cultural Use	2000 Avenue of the Stars
41	JMB Century City Project	Avenue of the Stars
42	Chabad School	9051 Pico Blvd
43	Baja Fresh	245 Main St.
45	Apartments	2834 Colorado
46	Production Office	1630 Stewart St.
46.1	Condominium	1630 Stewart St.
47	Retail	3025 Olympic Blvd.
47.1	Condominium	3025 Olympic Blvd.
48	Office	12232 Olympic Blvd.
48.1	Health Club	12232 Olympic Blvd.
48.2	Studio Office	12232 Olympic Blvd.

Map #	Planned Project	Location
49	Office	12233 Olympic Blvd
50	Warehouse	11840 Olympic Blvd.
50.1	Retail	11840 Olympic Blvd.
51	Bed Bath & Beyond	11854 Olympic Blvd.
52	Condominium	11500 Tennessee Ave.
53	New West Mid School	11625 Pico Blvd.
54	Office	11110 Pico Blvd.
55	Fast-Food w/ Drive-thru	11021 Pico Blvd.
56	Bank	1762 Westwood
57	Fast food restaurant and snack shop	10867 Santa Monica Blvd.
58	Office	2422 Overland Ave.
59	Fox Studios	10201 Pico Blvd.
60	Condominium	3101 Sawtelle Blvd.
61	Le Lycee Francais High School	10309 National Blvd.
62	Apartment Building	10001 Venice Blvd.
63	Century Pacific Hotel	6225 West Century
64	LMU Daycare	7900 Loyola
65	Wells Fargo Bank	13400 Washington
66	Westchester Lutheran School	7831 Sepulveda Blvd.
67	Marina Honda	5850 Centinela
68	Westchester Neighborhood School	5401 Beethoven
69	Villa Marina	Lincoln & Maxella
70	Condominium	5227 Knowlton Ave.
71	Animo High Charter School	841 California
72	Decron Development	8601 Lincoln Blvd.



3.2 VISUAL AND AESTHETICS

3.2.1 Visual Character of the Area

The visual impression of the general area surrounding the Wilshire campus is intense urban development. In looking away from the site at ground level, the vista to the north is a wide expanse of roadway that transitions to open space and parkland-like areas associated with the Los Angeles National Cemetery. To the west is the VA housing on the west side of Sepulveda Boulevard and then I-405 which is elevated and creates a barrier between the campus and the landscape to the west. To the south there is an expanse of open space that is Westwood Community Park and further south high density residential development in 2-3 story buildings. Proceeding east from the campus there is an expanse of concentrated commercial development along both sides of Wilshire Boulevard that transitions to a mix of high density residential and commercial development (Photograph 3-5).

Traveling east along Wilshire Boulevard there is a sense of intense urban development reinforced by the expanse of pavement associated with the 8-10 lanes of roadway for Wilshire Boulevard along with the high-rise office towers along the south side where the only setbacks from the streets are the sidewalks.

Photograph 3-5
WILSHIRE BOULEVARD LOOKING EAST FROM THE
INTERSECTION OF WILSHIRE AND VETERAN



When traveling from either direction on Wilshire Boulevard there is a sense of open space east and west of I-405 that is associated with the VA facilities to the west of I-405 and the Los Angeles National Cemetery and 11000 Wilshire Boulevard east of I-405. These locations provide a pocket of open space between areas of intense development. In Figure 3-7, the combination of the Los Angeles National Cemetery on the north and the green space setback between Wilshire Boulevard and the Federal Building on the south provide a distinct openness that is lacking along the remainder of Wilshire Boulevard.

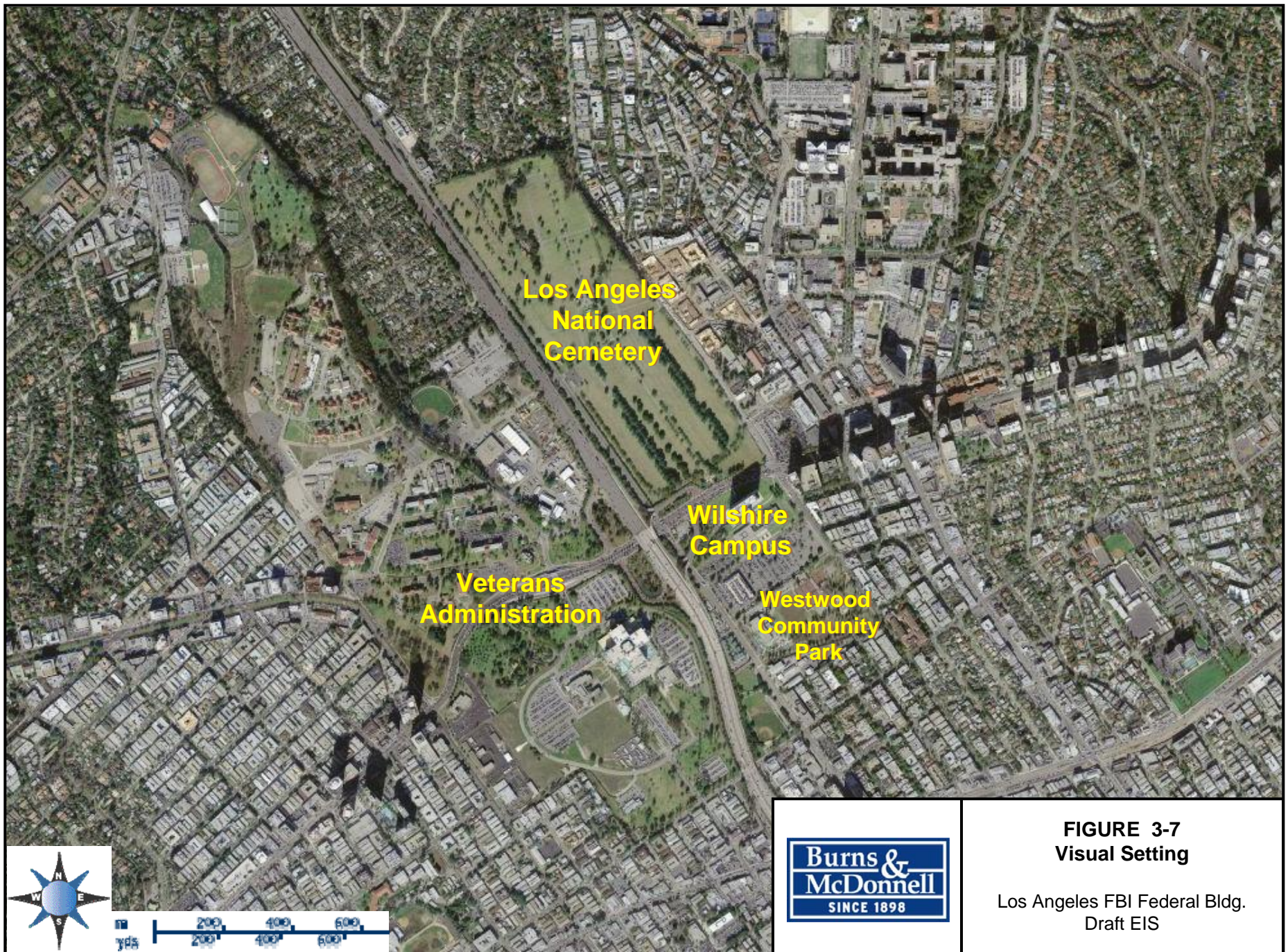
Because of the barrier of I-405 to the west, the remainder of this discussion focuses on the relationships of 11000 Wilshire Boulevard to the areas from I-405 to the east.

3.2.2 Scale

In terms of scale of the 11000 Wilshire Boulevard Federal Building, compared to the commercial buildings along the south side of Wilshire Boulevard to the east, the existing Federal building is not as tall as some of the buildings to the east. The height and bulk of the 11000 Wilshire office tower is similar to the commercial buildings along Wilshire to the east. The 11000 Wilshire office tower does appear more prominent because it is surrounded by green space. Photographs 3-6 and 3-7 illustrate the building style proceeding along the south side of Wilshire Boulevard to the east. Photograph 3-6 illustrates the relationship of the Federal Building on the left edge of the photograph to other high rise buildings along the south side of Wilshire Boulevard, many of which are taller than the Federal Building. Photograph 3-7 illustrates the continuation to the east of the many high rise structures, all along Wilshire Boulevard, that have been constructed or were in the process of being constructed in this 2005 photograph.

Photograph 3-6
VIEW FROM WESTWOOD COMMUNITY PARK LOOKING NORTHEAST AT
FEDERAL BUILDING PLUS COMMERCIAL BUILDINGS ALONG WILSHIRE
BOULEVARD





Photograph 3-7
VIEW FROM WESTWOOD COMMUNITY PARK LOOKING AT
BUILDINGS ALONG WILSHIRE



3.2.3 Views from Westwood Community Park

As illustrated in Photograph 3-7 above, the overall views from the park to the north and east consists of multiple high-rise buildings. Because of its proximity to the park, the 11000 Wilshire Federal Building is also present in the viewshed. When viewed from the open space in the southwestern portion of the park, the 11000 Wilshire office tower is clearly evident (Photograph 3-8). From closer to the northern boundary of the park and the southern boundary of the Wilshire campus, the row of trees along the campus provide a screen that softens the view of the office tower (Photograph 3-9). In a similar manner, from the southeastern portion of the park, the trees in the park partially screen out the office tower and most of the lower buildings on the 11000 Wilshire site (Photograph 3-10).

3.3 SOCIOECONOMICS

3.3.1 Demographics

Both the City of Los Angeles and the surrounding metropolitan region have continued to experience growth in population and in economic diversity. As of 2004, the five-county greater Los Angeles area, which includes Los Angeles, Orange, San Bernardino, Riverside, and Ventura counties, had an estimated population of 17.8 million (LAEDC, 2005). The City of Los Angeles's share of this population was 22 percent or 3.8 million people and is the second most populous city in the United States (LACDP, 2003). Table 3-2 provides the population trends from 1990 to 2004 for West Los Angeles, Los Angeles County, and the State of California. By the year 2010, less than 5 years from now, the number of Los Angeles residents could reach 4.3 million, in the middle of a regional population of over 20 million. By the year 2020, the Southern California Association of Governments (SCAG) predicts that the City's population

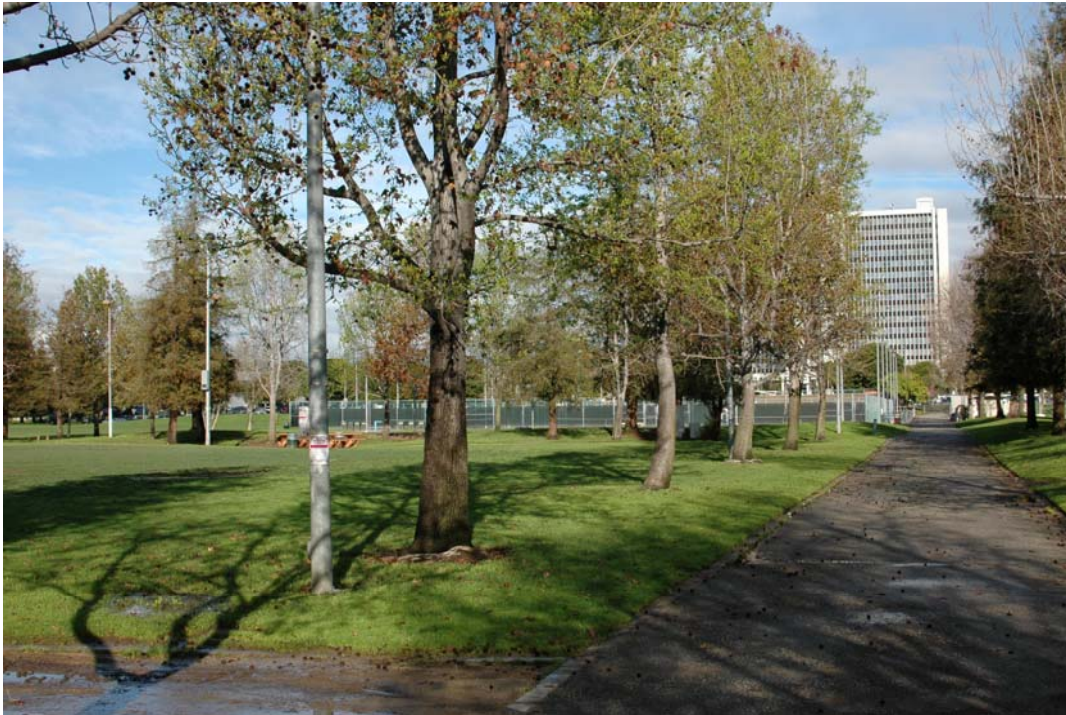
Photograph 3-8
VIEW FROM SOUTHWESTERN WESTWOOD COMMUNITY PARK
TO THE WILSHIRE CAMPUS



Photograph 3-9
VIEW FROM NORTHWESTERN WESTWOOD COMMUNITY PARK
TO WESTERN PORTION OF THE WILSHIRE CAMPUS



Photograph 3-10
VIEW FROM SOUTHEASTERN PORTION OF WESTWOOD COMMUNITY PARK
TO THE WILSHIRE CAMPUS



will increase to a total of 4.9 million and the population of California is expected to increase by more than 15 million people.

Table 3-2
POPULATION TRENDS: 1990-2003

Year	West Los Angeles	Los Angeles County	State of California
1990	376,000	8,863,000	29,760,000
2000	395,000	9,519,000	33,872,000
2004	419,000	10,180,000	36,591,000

Source: LAEDC, 2005; LACPD, 2005.

3.3.1.1 Minority and Low-income Populations

Los Angeles includes, in one setting, the most diverse mix of peoples, languages, and cultures virtually anywhere. In accordance with Executive Order (EO) 12898, Federal Action to Address Environmental Justice in Minority Populations and Low Income Populations (1994), information was obtained regarding the presence of minorities and/or low-income persons in the vicinity of the proposed project. This information is presented in Table 3-3.

The EO requires that minority and low-income populations not receive disproportionately high and adverse human health or environmental impacts, and specifically requires the impact assessment process to include representatives of any low-income or minority populations that could be affected by the project in the community participation and public involvement process.

Table 3-3
RACE AND INCOME STATISTICS

	California	Los Angeles County	West Los Angeles APC
Race			
White	20,170,059	4,637,062	241,625
Black	2,263,882	930,957	21,078
American Indian	333,346	76,988	766
Asian	3,697,513	1,137,500	48,921
Hawaiian/Pacific Islander	116,961	27,053	622
Other	5,692,241	2,239,997	1,361
Hispanic	10,966,556	4,242,213	66,404
Per Capita Income	\$22,711	\$20,683	\$51,163
Poverty Status	14.2%	17.9%	13.8%

Source: LADRP, 2003; 2000 US Census.

3.3.1.2 Median Household Income

The median household income in Los Angeles County and West Los Angeles APC in 1999 was \$42,189 and \$96,143, respectively (Table 3-4). For the communities in the West Los Angeles APC that surround the Wilshire campus, the median household income was greatest in Brentwood (\$103,268) and lowest in Sawtelle (\$40,973).

Table 3-4
HOUSEHOLD INCOMES FOR CALIFORNIA, LOS ANGELES COUNTY, AND SELECT COMMUNITIES IN THE WEST LOS ANGELES APC

	Median Household Income(1999)	Median Family Income(1999)
California	47,493	53,025
Los Angeles Co.	42,189	46,452
West Los Angeles APC	77,055	96,143
Brentwood	103,268	129,711
Sawtelle	40,973	52,640
West Los Angeles	55,581	71,517
Westwood	60,752	89,946

Source: LA Almanac, no date; and 2000 US Census.

3.3.2 Employment and Commercial Activity

The greater Los Angeles area is the second largest manufacturing center in the United States. The largest components are apparel, instruments, aircraft and parts, printing/publishing and fabricated metal products, food and kindred products, industrial machinery and electronic products. The Los Angeles Customs District (including the ports of Los Angeles, Long Beach, Port Hueneme, and Los Angeles International Airport) is the nation's largest, based on value of two-way trade.

The diverse economic base in Los Angeles County (based on the concept of export of goods or services) includes the leading industries of business and professional management services, tourism, health

services/bio-med, direct international trade, and motion picture/TV production (LAEDC, 2005). Table 3-5 outlines the employment estimates by industry in Los Angeles County for years 2000-2004 and summarizes the State Department of Employment Development's estimated average annual employment of non-agricultural wage and salary workers in Los Angeles County. Trade, transportation and utilities sector was the major employment sector in the County in 2004, employing 19.5 percent of the nonagricultural wage and salary workers in the County. Government, at 15 percent is the second highest employment sector, followed by professional and business services, which employ 14 percent of the nonagricultural wage and salary workers in the County. (LA, 2005a)

Table 3-5
ESTIMATED AVERAGE ANNUAL EMPLOYMENT (NON-AGRICULTURAL),
LOS ANGELES COUNTY, 2000-2004

Economic Sector	Annual Average 2000	2000 Percent of Total	Annual Average 2002	2002 Percent of Total	Annual Average 2004	2004 Percent of Total
Agricultural	7,700	.2	8,000	.02	7,600	0.1
Natural Resources and Mining	3,400	.01	3,600	.01	3,900	0.9
Construction	131,700	3.2	134,900	3.3	139,400	3.4
Manufacturing	611,300	15.0	536,400	13.3	484,200	12.1
Trade, Transportation & Information	784,800	19.2	786,700	19.5	780,200	19.5
Financial Activities	242,600	5.9	208,800	5.2	208,100	5.2
Professional & Business	218,700	5.4	231,200	5.7	243,200	6.0
Educational & Health Services	589,200	14.7	578,300	14.3	561,000	14.0
Leisure and Hospitality	416,200	10.2	449,300	11.1	467,700	11.6
Other Services	344,300	8.4	353,300	8.7	373,100	9.3
Government	139,700	3.4	145,200	3.6	144,800	3.6
	581,300	14.2	605,900	15.0	599,300	14.9

- (1) Since 2000, The Employment Development Department (EDD) has converted employer records for the Standard Industrial Classification (SIC) coding system to the North American Industry Classification System (NAICS). Items may not add to totals due to independent rounding.
- (2) March 2004 Benchmark. The benchmark is the annual revision process in which monthly labor force and payroll employment data, which are based on estimates, are updated based on detailed tax records.
- Source: LA, 2005a

Los Angeles is the largest employment center in Southern California. Both the City and its surrounding metropolitan region have continued to experience growth in population and in economic diversity. The City's 480 square miles contain 11.5 percent of the area and 38.7 percent of the population of the County of Los Angeles. Table 3-6 provides the 2005 annual average labor market statistics. As of August 2005, a Los Angeles City labor force numbering about 1,909,400 competed for about 1,801,600 jobs, thus resulting in an unemployment rate of 5.6 percent. (EDD, 2005)

The economic base of Los Angeles is diverse. Some of the leading activities include government (including education), business/professional management services (including engineering), health services (including training and cutting-edge research), tourism, distribution, and entertainment. The ten major non-governmental employers in Los Angeles County in 2004 are listed in Table 3-7. In addition, government employment represents about 15 percent of the labor force.

Table 3-6
2005 LOS ANGELES CITY LABOR MARKET STATISTICS

2005	
Labor Force	1,909,400
Employment	1,801,600
Unemployment	107,800
Unemployment Rate (%)	5.6

Source: EDD, 2005

Table 3-7
TEN MAJOR NON-GOVERNMENTAL EMPLOYERS
IN LOS ANGELES COUNTY, 2004

Company/Organization	Product	Number of Employees
Kaiser Permanente	Health Services	29,225
Boeing Co.	Aerospace	22,058
Northrop Grummann Corp.	Aerospace	20,000
Ralph's Grocery Co.	Retail	16,855
Target	Retail	12,137
University of Southern California	Education – private	11,703
Tenet Healthcare Corp.	Hospitals	11,673
Bank of America	Banking	11,110
CPE	Employee Benefit Consultants	10,945
SBC Pacific Bell	Communications	9,977

Source: LA, 2005a

3.3.3 Real Estate Market and Socioeconomics

3.3.3.1 Commercial/Office Market

The Los Angeles Basin Office Market accommodates approximately 930,000 workers, 23.4 percent are in finance, insurance, and the real estate sector, 18 percent in general services, 11.2 percent in legal service, 10.8 percent in business services, and 36.6 percent in miscellaneous other sectors. The Basin is comprised of 245.7 million square feet (SF) of multi-tenant office space in buildings 30,000 SF or larger and ranks as the fourth largest office market in the nation, following New York City, Greater Washington DC and Greater Chicago. Most of the Basin's space, 67 percent, was built in or after 1980. The Basin is relatively decentralized, with only 13 percent of the space located within Downtown Los Angeles and 87 percent dispersed throughout the region. Forty percent of the space is in low-rise buildings, followed by 31 percent in mid-rise buildings and 29 percent in high-rise structures. (Colliers Seeley, 2005a)

The West Los Angeles office market is comprised of approximately 46 million SF of multi-tenant office space. Vacancy rates for West Los Angeles were 10.2 percent at the end of the third quarter of 2005, dropping 7.7 percentage points from its peak of 17.9 percent in the fourth quarter of 2003. West Los Angeles is one of the highest-rent markets in the Basin. (Colliers Seeley, 2005a)

The West Los Angeles area had been reeling as recently as 2003 from the dot.com implosion of 2001 and from the construction boom of 1999-2003. However, starting in 2004, demand picked up to a pace almost equal to that witnessed in the late 1990s and construction completions finally came to a halt. The market tightened substantially in 2004, and rents finally firmed. (NAI, 2004)

Leasing activity for the Basin was moderate in the second quarter of 2005, which was slightly below historic averages. Vacancy rates were 12.3 percent at the end of the second quarter of 2005, dropping six percentage points from its peak of 18.3 percent in the second quarter of 2003, and are expected to drop below 10 percent over the next two years. Currently, vacancy rates are down 3 percent points to 11 percent (NAI, 2005). Meanwhile rental rates have since climbed 4.2 percent; but are still 5.9 percent below their peak of 2001. Weighted average rental rates for Class A space climbed to \$2.48 per SF per month in the Basin with the West Los Angeles rates the highest at \$2.89 per SF per month (Colliers Seeley, 2005a).

In 2004, no new space came on-line due to construction. Construction activity was minimal although an additional 790,000 SF will come online in 2007 from completion of 2000 Avenue of the Stars in Century City. Demand is likely to remain strong, although perhaps not at the exceptional level witnessed in 2004. The area has a large concentration of high-profile firms, and these firms appear to be entering an expansion cycle. West Los Angeles is in the midst of some of the most exclusive residential neighborhoods in the nation, and it commands the highest rents in the Basin. These are positive characteristics during expansion years. Vacancy rates are projected to reach single-digit levels by year-end 2006. As it does, the area will likely witness a rent spike, much as it did in the late 1990s (NAI, 2004).

Construction activity has picked up; however, the amount of space projected to come on-line in the next two-year period is minimal (Colliers Seeley, 2004 Market Report). In 2005, the Basin's construction activity was relatively restrained. At the end of the third quarter of 2005, 3.2 million SF was under construction or renovation, but much of this space is not scheduled to come on-line until 2006 or 2007. When complete, the expansion will add just 1 percent to the existing base (NAI, 2005). Most of the construction activity currently underway is in West Los Angeles (873,200 SF) (Colliers Seeley, 2005a).

Net absorption (the amount of space that became unavailable) for the third quarter of 2005 totaled 3.3 million SF for the Basin and 573,300 SF for West Los Angeles. Most of the positive net absorption took place in the Class B space, indicating a strengthening economy. (Colliers Seeley, 2005a) There was strong growth in demand from the entertainment industry (reversing a 3-year downturn), as well as from professional services. Net demand from high-tech firms was no longer negative, and was slightly to the positive (NAI, 2004).

3.3.3.2 Industrial Market

The Los Angeles Basin boast the largest industrial base in the nation, comprised of 1.2 billion SF in buildings 10,000 SF and greater. The Basin is a relatively decentralized market, with only 20 percent of the space located in Central Los Angeles, and 80 percent dispersed throughout the region. There is a good mix of product types, with 49 percent in big-box space (100,000+ SF), and 51 percent in medium-to-small sized buildings. (Colliers Seeley, 2005b)

The total vacancy rate, one of the lowest of any major industrial market in the U.S., continued to drop to 3 percent, down from 4.7 percent in 2003. (Colliers Seeley, 2005b)

3.4 TRAFFIC AND PARKING

This section describes the traffic and parking existing conditions.

3.4.1 Regional Setting

Access to and from the area is provided by a well developed surface street network and by the adjacent San Diego Freeway (I-405), which is a north/south freeway that provides regional access throughout and

beyond the western portion of Los Angeles County. A substantial portion of the surface street traffic in the area is through traffic, with origins or destinations in the UCLA, Century City, and/or Beverly Hills areas. The major surface streets in the vicinity of the project include Wilshire Boulevard, Veteran Avenue, and Sepulveda Boulevard.

Wilshire Boulevard begins near Downtown Los Angeles and traverses westerly through the cities of Los Angeles, Beverly Hills and Santa Monica, terminating near the Pacific Ocean. This arterial provides direct access to commercial establishments and serves as a major thoroughfare between the Westside and Downtown. Wilshire Boulevard is one of the highest capacity surface street routes and is designated a Major Class I Highway throughout its length.

Veteran Avenue is a north-south oriented secondary highway and is located to the east of the Wilshire campus. Veteran Avenue provides a primary connection between Sunset and Wilshire Boulevard, as well as access to the UCLA campus.

The West Los Angeles area is served by a number of bus lines operated by the Santa Monica Municipal Bus Lines (SMMBL) and Commuter Express. Several of these lines operate along Wilshire Boulevard and provide stops within walking distance of the Wilshire campus. These lines provide convenient service into the City of Santa Monica and easterly into Downtown Los Angeles. A listing of the individual bus lines that serve the Wilshire campus area is provided in Table 3-8 and Figure 3-8 represents a map of the bus lines.

Table 3-8
BUS LINES SERVING WILSHIRE CAMPUS AREA

Bus Lines	Nearest Stop
Commuter Express	
Line 430	VA Park & Ride, Constitution Ave.
Line 431	Wilshire & Westwood
Line 534	Wilshire & Veteran
Line 573	Wilshire & Glendon
Santa Monica Municipal Bus Lines	
Route 1	Wilshire & Westwood
Route 2	Wilshire & Veteran
Route 3	Wilshire & Veteran
Route 8	Wilshire & Westwood
Route 12	Wilshire & Westwood
Culver City Bus Lines	
Line 6	Wilshire & Veteran
Big Blue Bus Lines	
Metro Bus 20	Wilshire & Veteran
Metro Rapid 720	Veteran & Ashton
Antelope VT Commuter Service	
Route 786	Wilshire & Westwood
Sources: Big Blue Bus, nd. Commuter Express, nd. Metro, 2006	Culver CityBus, 2006 AVTA, 2006 LACMTA, nd. LADOT, nd.



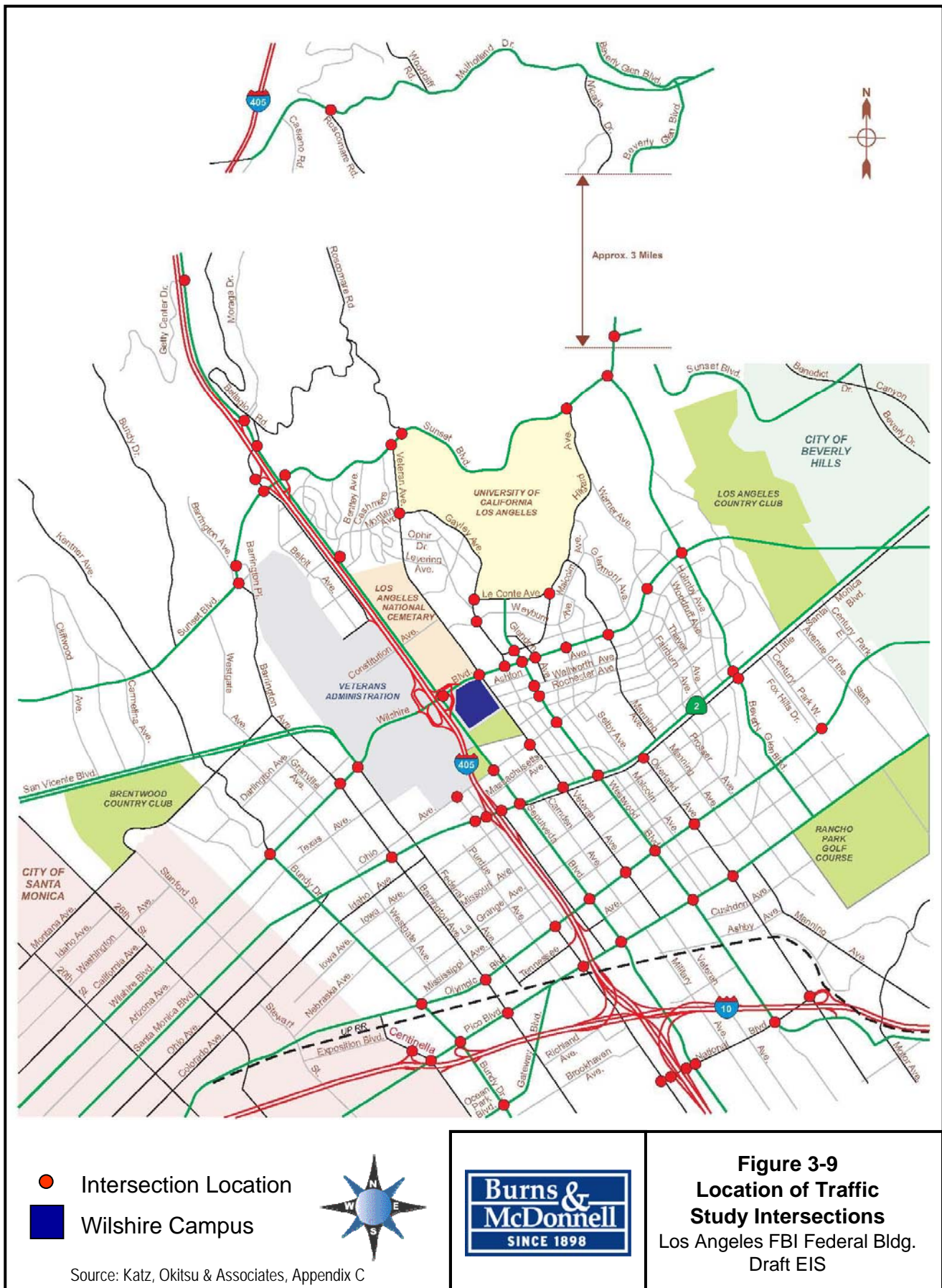
3.4.2 Wilshire Campus

The traffic impact analysis performed by Katz, Okitsu & Associates examined 70 study intersections that would most likely be affected by the vehicle trips generated by the proposed action. Figure 3-9 shows the location of the 70 study intersections in the context of the surrounding street network. Table 3-9, Study Intersections and Existing Traffic Conditions, shows the volume-to-capacity (V/C) ratio and corresponding level-of-service (LOS) that was determined for all of the study area intersections for the AM and PM Peak hour. As noted in Table 3-9, 45 of the 70 intersections operate at a poor level of service (LOS E or F) at one or both AM and PM peak hour periods. See Appendix C for further details.

Table 3-9
STUDY INTERSECTIONS AND EXISTING TRAFFIC CONDITIONS

Intersection	Weekday AM Peak		Weekday PM Peak	
	V/C	LOS	V/C	LOS
1. Roscomare Rd & Mulholland Dr	0.669	B	0.551	A
2. Sepulveda Bl & Getty Ctr Dr	0.941	E	0.965	E
3. Sepulveda Bl & Moraga Dr/I-405	0.986	E	0.725	C
4. Sepulveda Bl & Church Ln	0.927	E	0.975	E
5. Barrington Av & Sunset Bl	1.009	F	0.810	D
6. Barrington Pl & Sunset Bl	1.036	F	0.891	D
7. Church Ln & I-405 SB Ramps	0.790	C	0.755	C
8. Church Ln & Sunset Bl	0.888	D	0.851	D
9. I-405 NB Ramps & Sunset Bl	0.901	E	0.600	A
10. Veteran Av & Sunset Bl	1.141	F	1.069	F
11. Bellagio & Sunset Bl	0.910	E	1.143	F
12. Hilgard Av & Sunset Bl	0.921	E	0.983	E
13. Beverly Glen Bl (West) & Sunset Bl	1.336	F	1.446	F
14. Beverly Glen (East) & Sunset Bl	0.993	E	1.141	F
15. Sepulveda Bl & Montana Av	1.011	F	0.961	E
16. Veteran & Gayley	0.921	E	1.053	F
17. Gayley Av & Le Conte Av	0.663	B	0.645	B
18. Gayley Av & Weyburn Av	0.574	A	0.962	E
19. Hilgard Av & Le Conte Av	0.584	A	0.683	B
20. Bundy Dr & Wilshire Bl	0.907	E	0.931	E
21. Barrington Av & Wilshire Bl	0.846	D	0.870	D
22. San Vicente/Federal & Wilshire	1.082	F	1.104	F
23. Sepulveda Bl & Wilshire Bl	1.307	F	1.310	F
24. Veteran Av & Wilshire Bl	0.996	E	1.178	F
25. Gayley Av & Wilshire Bl	0.854	D	0.938	E
26. Westwood Bl & Lindbrook Dr	0.468	A	0.423	A
27. Westwood Bl & Wilshire Bl	0.918	E	0.746	C
28. Glendon Av & Wilshire Bl	0.864	D	0.910	E
29. Selby Av & Wilshire Bl	0.860	D	0.784	C

	Intersection	Weekday AM Peak		Weekday PM Peak	
		V/C	LOS	V/C	LOS
30.	Warner Av & Wilshire Bl	0.790	C	0.660	B
31.	Beverly Glen Bl & Wilshire Bl	0.906	E	0.870	D
32.	Westwood Bl & Wellworth Av	0.547	A	0.902	E
33.	Westwood Bl & Rochester Av	0.418	A	0.587	A
34.	Barrington Av & Santa Monica Bl	0.746	C	0.877	D
35.	Sawtelle Bl & Ohio Av	0.919	E	0.826	D
36.	Sepulveda Bl & Ohio Av	0.863	D	0.961	E
37.	Veteran Av & Ohio Av	0.821	D	0.871	D
38.	Westwood Bl & Ohio Av	0.772	C	0.866	D
39.	Sawtelle Bl & Santa Monica Bl	0.683	B	0.709	C
40.	I-405 SB Ramps & Santa Monica	0.901	E	0.620	B
42.	Sepulveda Bl & Santa Monica Bl	0.851	D	0.835	D
43.	Veteran Av & Santa Monica Bl	0.559	A	0.655	B
44.	Westwood Bl & Santa Monica Bl	0.808	D	0.847	D
45.	Overland Av & Santa Monica Bl	0.418	A	0.462	A
46.	Beverly Glen Bl & Santa Monica	0.563	A	0.639	B
47.	Beverly Glen & Santa Monica South	0.825	D	0.976	E
48.	Bundy Dr & Olympic Bl	1.243	F	1.262	F
49.	Barrington Av & Olympic Bl	0.919	E	1.013	F
50.	Sawtelle Bl & Olympic Bl	1.167	F	1.250	F
51.	Sepulveda Bl & Olympic Bl	0.910	E	0.931	E
52.	Veteran Av & Olympic Bl	0.562	A	0.802	D
53.	Westwood Bl & Olympic Bl	1.099	F	1.167	F
54.	Overland Av & Olympic Bl	1.021	F	1.019	F
55.	Century Park West & Olympic Bl	0.775	C	1.241	F
56.	Centinela Av & I-10 WB Ramps	0.890	D	1.037	F
57.	Centinela Av & Pico Bl	0.876	D	0.954	E
58.	Bundy Dr & Pico Bl	0.828	D	0.905	E
59.	Barrington Av & Pico Bl	0.828	D	0.998	E
60.	Sawtelle Bl & Pico Bl	0.797	C	1.043	F
61.	Sepulveda Bl & Pico Bl	0.912	E	0.811	D
62.	Westwood Bl & Pico Bl	0.808	D	0.786	C
63.	Overland Av & Pico Bl	0.962	E	0.980	E
64.	Bundy Dr & Ocean Park Bl/Gateway Bl	0.771	C	1.003	F
65.	Sawtelle Bl & National Bl	0.937	E	0.994	E
66.	I-405 SB On Ramp & National Bl	0.560	A	0.576	A
67.	I-405 NB Off Ramp & National Bl	0.573	A	0.722	C
68.	Sepulveda Bl & National Bl	1.098	F	1.065	F
69.	Westwood Bl & National Bl	0.608	B	0.878	D
70.	Overland Av & I-10 WB Ramps/National Bl	1.084	F	1.098	F



Vehicular parking on the Wilshire campus is provided on surface parking lots and a parking structure. The current onsite parking inventory has approximately 1,255 employee and public spaces other than the secured parking spaces in the garage and on the surface lot that are reserved for the FBI.

3.5 PHYSICAL AND BIOLOGICAL ENVIRONMENT

The following subsections describe the geology and landform, hydrology, vegetation and wildlife, air quality, and noise.

3.5.1 Geology and Landform

This section describes the existing geology, soils, and seismic conditions at the Wilshire campus. Data used in preparation of this section was obtained from various sources, including the General Soil Map of Los Angeles County, geologic maps, previous environmental documentation and geotechnical reports. This section also incorporates information gained from the California Department of Conservation, California Geological Survey (CGS); and the City of Los Angeles Department of Water and Power (LADWP).

3.5.1.1 Regional Setting

Geologically, the Wilshire campus is located in the Los Angeles Basin which is part of two geomorphic provinces: the Peninsular and Transverse Ranges. The Peninsular Range includes the coastal mountains from Los Angeles south to Baja California and is dominated by occasional peaks and rolling mountain terrain. The Transverse Ranges travel west to east or transverse from the other coast ranges. The Transverse Ranges, located north of the site, include the Santa Monica Mountains that extend offshore to form the Northern Channel Islands of Santa Cruz, Santa Rosa, and San Miguel off the coast of Santa Barbara County (California, 2000). The Santa Monica Mountains are a part of the only east-west belt of mountains in California and one of only two mountain ranges in North America so oriented. The 46-mile long chain of peaks and ridges of the Santa Monica Mountains extend from Griffith Park to Point Mugu. The range is 10 miles wide at its broadest part and reaches an elevation of 3,111 feet at Sandstone Peak at the eastern end of Boney Ridge; which is located near the western end of the range. (Geology, 1997)

3.5.1.1.1 Seismic Conditions

The Wilshire campus is found in an area of considerable seismic activity. The entirety of southern California sits upon large plates moving relative to each other. The boundaries between these plates are known as faults. The most predominant in the area is the San Andreas Fault, located approximately 41 miles northeast of the site.

The Seismic Hazards Mapping Act of 1990 directed the California Department of Conservation, Division of Mines and Geology (DMG) to delineate Seismic Hazard Zones. The purpose of the Act is to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards.

A number of active and inactive faults have been identified in Los Angeles. Although, no activity has been recorded for over a thousand years, the Santa Monica Fault, which runs just to the south of the project site, is considered active (Pratt et al., 1998). Also nearby are the Whittier, Verdugo, Sierra Madre, Raymond, Palos Verdes, Newport-Inglewood, Malibu Coast, Los Alamitos, Hollywood, and Eagle Rock Faults (SCEC, no date). According to the International Building Code (IBC, 2003), the predicted seismic activity for this area is high.

The State Geologist is required under the Alquist-Priolo Special Studies Zones Act, Code of California Regulations, signed into law on December 22, 1972, to delineate special study zones along known active

faults in California. The Wilshire campus falls within a special study zone. The purpose of this act is to prohibit the location of most structures for human occupancy across the traces of active faults and to mitigate, thereby, the hazard of fault rupture.

Active faults are considered to have undergone movement during historic time (approximately 200 years). Inactive faults are those considered to have undergone movement during the Quaternary period (approximately 2 million years), but have no documented historic movement. The Southern California area is crossed by several active faults that are capable of producing moderate to large magnitude earthquakes (CDMG, 1996).

The Wilshire campus has experienced seismic activity from various regional faults. The historic seismic record indicates that 26 earthquakes of magnitude 5.0 and greater have occurred within a 60-mile radius of the project site between the years 1800 and 2000, according to the California Geological Survey (CGS) website (CGS, 2004). Since construction, the Wilshire campus has experienced ground shaking from numerous small-magnitude earthquakes, but only two moderate-magnitude events, the M6.6 San Fernando earthquake of February 9, 1971 and the M6.0 Whittier Narrows earthquake of October 1, 1987. These earthquakes occurred on faults located approximately 15 and 20 miles, respectively, from the site. No earthquake-related ground failure or significant geotechnical effects were reported for the site or vicinity associated with either of these events. (Geomatrix, 1992).

3.5.1.1.2 Soil Properties

Soils at the project site are composed of old alluvial deposits which formed as a result of erosion from the Santa Monica Mountains. Alluvial material is any soil that has been deposited by moving water. In this case, streams which flowed southward out of the Santa Monica Mountains deposited sediment in the Los Angeles Basin.

The Wilshire campus contains the Hanford association soils, which are classified by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) as being over 60 inches deep, are well drained, and have moderately rapid subsoil permeability. The soils have pale-brown coarse sandy loam surface layers approximately 8 inches thick, underlain by light yellowish-brown sandy loam and gravelly loamy coarse sand substratum. Available water-holding capacity is from 5 to 7.5 inches for 60 inches of soil depth (USDA, 1969). Runoff is very slow and erosion is minimal. This soil occupies gently sloping alluvial plains between elevations from near sea level to 3,500 feet and is used for mostly residential and industrial purposes. (UCLA, 2003)

Based on a review of an Environmental Protection Agency (EPA) Map of Radon Zones for California, Los Angeles is located in an area of moderate radon potential, having average indoor radon concentrations between 2 and 4 picoCuries radon per liter of air (pCi/L) (EPA, 2004).

3.5.1.1.3 Liquefaction

Liquefaction-induced ground failure has historically been a major cause of earthquake damage in Southern California. Liquefaction is the sudden loss of bearing strength that can occur when saturated, cohesionless soils, such as sands and silts, are strongly and repetitively vibrated. The degree of liquefaction that may occur at a location is a function of the geologic setting and the intensity of seismic shaking. Because sand/water mixtures in a liquefied condition have virtually no strength and provide little or no resistance to compaction, lateral spreading, or down slope movement; liquefaction produces both horizontal and vertical displacement of the ground. This displacement due to liquefaction is the primary source of damage to buildings and buried utilities, such as gas mains, water lines and sewers, particularly at their connection to the building. A structure that did not sustain damage caused by ground shaking may sustain substantial damage as a result of liquefaction.

3.5.1.1.4 Topography

The site contains four major existing buildings, one medium-rise structure and three one-story structures. Most of the area not covered by buildings is relatively flat and covered with asphalt pavement driveways and parking lots, concrete sidewalks and pathways, grass lawn, or raised planter beds. The loading dock area for the medium-rise building is located one basement level below grade. According to the USGS Beverly Hills Quadrangle, 7.5 Minute Series Topographic Map, the Wilshire campus is located at an approximate elevation of 305 ± 2 feet above mean sea level (at the Wilshire Boulevard) to approximately 290 ± 2 feet (at Westwood Park). There are local variations in the topography because of landscaping and roadway curbing.

3.5.1.2 Wilshire Campus

Site-specific geological conditions at the Wilshire campus are typical of those described within the regional setting. The Wilshire campus is underlain by Santa Monica Plain soils, which consist of 300 to 400 feet of interbedded alluvial soils of Quaternary age. The upper 90 feet consists of interbedded silts, sands, clays, and gravels of Holocene and late Pleistocene age. This is underlain by an early Pleistocene alluvium consisting of marine silt, sand, and gravel that is weakly consolidated. Underlying the Quaternary alluvium is approximately 4,000 feet of Tertiary bedrock.

According to the California Department of Conservation California Geological Survey Seismic Hazard Zones Map (March 25, 1999), the Wilshire campus is located in an area where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicates a potential for permanent ground displacements.

3.5.2 Hydrology

This section describes existing hydrological characteristics at and in the vicinity of the current Federal facility. Data used to prepare this section were taken from various sources, including the Los Angeles Department of Public Works (LADPW), EPA, and other environmental reports.

3.5.2.1 Regional Setting

3.5.2.1.1 Surface Water

There are no waterways located within or surrounding the Wilshire campus.

3.5.2.1.2 Groundwater

The Wilshire campus lies within the Santa Monica Subbasin, which lies beneath the northwestern part of the Coastal Plain of the Los Angeles Groundwater Basin. The Subbasin is bounded on the north by impermeable rocks of the Santa Monica Mountains and on the south by the Ballona escarpment. The Subbasin extends from the Pacific Ocean on the west to the Inglewood fault on the east. Groundwater is contained within the Quaternary age alluvial sediments that fill the basin.

The general direction of groundwater movement is from the Santa Monica Mountains south to the Ballona escarpment and then west to the Pacific Ocean. Recharge of the groundwater in the Subbasin is mainly by percolation of precipitation and surface runoff from the Santa Monica Mountains. Across the Subbasin, the depth to groundwater varies from near ground surface at areas near the coast to greater than 50 feet below ground surface at many locations inland (USGS, 2004; California, 2004; USGS, 1985).

Prior to the 1870s, the depth to groundwater in the Santa Monica Subbasin was higher than it is today. Studies indicate that in the area of the Wilshire campus, the historical high groundwater levels may have been as shallow as 20 to 30 feet below ground surface. In the 1870s, the local inhabitants developed groundwater as a source of irrigation water for agriculture, and as a result, the groundwater levels dropped. As the area became more urbanized, farmland was replaced by residential and commercial

zones, but the inhabitants continued to pump groundwater for drinking water supply. Therefore, the groundwater elevation continued to remain low relative to pre-1870 levels (Mendenhall, 1905; USGS, 1985).

In the future, groundwater management practices may change, which may lead to lower pumping rates and a rise in the local groundwater elevation (USGS, 1985). Therefore, it is possible that groundwater elevation could rise to the pre-1870 levels.

3.5.2.1.3 Floodplains

Flood Insurance Rate Maps (FEMA, 1980) indicate that the Wilshire campus is located in an area designated as Zone C, defined as an area of minimal flooding.

3.5.2.2 Wilshire Campus

The Wilshire campus overlies the Santa Monica Groundwater Basin; located within the Santa Monica Plain (an alluvial apron formed at the southern edge of the Santa Monica Mountains). Generally, the Santa Monica Plain is underlain by water-bearing sediments of considerable thickness, and depth to groundwater ranges from approximately 28 to 53 feet below grade, with flow in a generally southerly direction. Primary sources of groundwater recharge into the Santa Monica Basin are (1) direct infiltration from precipitation, (2) subsurface flow from the Santa Monica Mountains, and (3) direct infiltration into the basin from irrigation (UCLA, 2003).

Field investigation of the groundwater at the Wilshire campus in March 2004 indicated a groundwater depth of 47 to 69 feet below ground surface. Accumulated historical groundwater data indicate that ground water levels in the Santa Monica Subbasin have dropped since groundwater pumping began in the 1870s. However, if current groundwater management practices change, and the rate of pumping decreases, it is possible that groundwater levels will revert back toward the pre-1870s levels. Given this condition, the estimated high groundwater level would reach approximately 25 feet below ground surface at the project site (SOM, 2004).

3.5.3 Vegetation and Wildlife

The Endangered Species Act was passed in 1973 and has since been amended and reauthorized. The primary purposes of the Act are:

- to provide a means to conserve the ecosystems upon which endangered species and threatened species depend
- to provide a program for the conservation of such endangered species and threatened species

Section 9 of the Endangered Species Act prohibits the "take" of any Federally listed species. Take is defined by the Act as "... to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Habitat of endangered species is also protected from destruction. Any type of development including construction and grading could result in a "take" of a protected species. Any person who violates this portion of the Act is subject to criminal penalties including steep fines and imprisonment.

3.5.3.1 Regional Setting

The California Department of Fish and Game Natural Diversity Data Base (CNDDB) is a compilation of information on the location and status of rare, threatened, endangered, and sensitive plants, animals, and natural communities in the state of California. A query of the CNDDB was performed to determine the potential presence of sensitive elements within the USGS Beverly Hills Topographic Map Quadrangle, in which the project area is located.

According to the CNDDDB, there are 15 Federally listed "Endangered" animal species and 8 Federally listed "Threatened" Species in Los Angeles County. In addition, there are 15 Federally listed "Endangered" plant species and 6 Federally listed "Threatened" plant species in Los Angeles County.

Federally Endangered Animal Species

- Arroyo toad (*Bufo californicus*)
- Mountain yellow-legged frog (*Rana muscosa*)
- California condor (*Gymnogyps californianus*)
- California least tern (*Sterna antillarum browni*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- San Clemente loggerhead shrike (*Lanius ludovicianus mearnsi*)
- Least Bell's vireo (*Vireo bellii pusillus*)
- Southern steelhead (*Oncorhynchus mykiss irideus*)
- Mohave Tui chub (*Gila bicolor mohavensis*)
- Unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*)
- Tidewater goby (*Eucyclogobius newberryi*)
- Pacific pocket mouse (*Perognathus longimembris pacificus*)
- Island fox (*Urocyon littoralis*)
- El Segundo blue butterfly (*Euphilotes battoides allyni*)
- Palos Verdes blue butterfly (*Glaucopsyche lygdamus palosverdesensis*)

Federally Threatened Animal Species

- California red-legged frog (*Rana aurora draytonii*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Western snowy plover (*Charadrius alexandrinus nivosus*)
- Coastal California gnatcatcher (*Polioptila californica californica*)
- San Clemente sage sparrow (*Amphispiza belli clementeae*)
- Santa Ana sucker (*Catostomus santaanae*)
- Desert tortoise (*Xerobates agassizii*)
- Island night lizard (*Xantusia riversiana*)

Federally Endangered Plant Species

- Lyon's pentachaeta (*Pentachaeta lyonii*)
- Nevin's barberry (*Berberis nevinii*)
- Santa Cruz Island rock cress (*Sibara filifolia*)
- Branton's milk-vetch (*Astragalus brauntonii*)
- Ventura Marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*)
- Coastal Dunes milk-vetch (*Astragalus tener* var. *titi*)
- San Clemente Island lotus (*Lotus dendroideus* var. *traskiae*)
- San Clemente Island bush mallow (*Malacothamnus clementinus*)
- Slender-horned spineflower (*Dodecahema leptoceras*)
- San Clemente Island larkspur (*Delphinium variegatum* ssp. *kinkiense*)
- Catalina Island mountain-mahogany (*Cercocarpus traskiae*)
- San Clemente Island woodland star (*Lithophragma maximum*)
- San Clemente Island Indian paintbrush (*Castilleja grisea*)
- Salt Marsh Bird's beak (*Cordylanthus maritimus* ssp. *maritimus*)
- California orcutt grass (*Orcuttia californica*)

Federally Threatened Plant Species

- Island rose bush (*Helianthemum greenii*)
- Marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*)

- Santa Monica Mountains dudleya (*Dudleya cymosa ssp ovatifolia*)
- Agoura Hills dudleya (*Dudleya cymosa ssp agourensis*)
- Spreading navarretia (*Navarretia fossalis*)
- Thread-leaved brodiaea (*Brodiaea filifolia*)

3.5.3.2 Wilshire Campus

No recorded occurrences either Federal and/or state of threatened, endangered, or sensitive plants, animals or natural communities were found within a one mile radius of the Wilshire campus. Five “Special Species” within the one mile radius however, are currently being monitored by the CNDDDB.

- Southern tarplant (*Centromadia parryi ssp. australis*) is considered very threatened in the State of California with 6-20 viable elemental occurrences. Range outside of state is also limited; population estimated at 1,000-3000 individuals.
- Monarch butterfly (*Danaus plexippus*), commonly found throughout its historic range is rare and restricted in the State of California. Roosts in tree groves (Eucalyptus, Monterey Pine, and Cypress) with nearby nectar and water sources. Main threat is periodic pruning and trimming of trees by the City.
- Mesa horkelia (*Horkelia curreata ssp. puberula*) is considered very threatened in the State of California with 6-20 viable elemental occurrences. Range outside of state is also limited; population estimated at 1,000-3000 individuals.
- Mud nama (*Nama stenocarpum*) is apparently secure throughout its range but, some cause(s) for concern. Rare or endangered in California; more common elsewhere. (Presumed extant in the State of California with less than 6 viable element occurrences.) Last seen October 1889.
- *Socalchemmis gertschi* is extremely endangered with less than 6 viable occurrences or less than 1,000 individuals throughout its range. Presumed extant in the State of California. Last seen 14 November 1952.

Impervious material covers approximately 70 percent of the ground surface area of the campus; the remaining 30 percent consists of landscaped courtyards, and lawns. The majority of the vegetation on the Wilshire campus consists of nonnative rather than native species, and all of the vegetation has been introduced along with the development of the existing buildings. Numerous varieties of imported trees and shrubs that have adapted to the southern California climate have been used in the landscaping. Some native plant species are present at the campus, interspersed among the non-native ornamental species, and the presence of scattered native plant species does not indicate a sensitive natural community. The campus better reflects the urban nature of the region. Also, no wetlands have been observed on the Wilshire campus.

Wildlife on the Wilshire campus may consist primarily of native and non-native amphibians, reptiles, birds, and mammals common to highly urbanized areas. Examples of wildlife and avian species that are common in the region for an urbanized landscape include opossum (*Didephius virginiana*), California ground squirrel (*Spermophilus beecheyi*), fox squirrel (*Sciurus niger*), northern mockingbird (*Mimus polyglottos*), American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaida macroura*), and various other migrant songbirds (Longcore *et al.* 1997).

3.5.4 Air Quality

Air pollutant emissions sources are typical grouped into two categories: stationary and mobile sources. Stationary sources are divided into two major subcategories: point and area sources.

Point sources consist of a single emission source with an identified location point at a facility. Facilities could have multiple point sources located onsite. Stationary point sources are usually associated with manufacturing and industrial processes. Examples of point sources include boilers or other types of combustion equipment at oil refineries, electric power plants, etc.

Area sources are small emission sources that are widely distributed, but may be substantial because there may be a large number of sources. Examples include residential water heaters; painting operations; lawn mowers; agricultural fields; landfills; and consumer products, such as barbecue lighter fluid and hair spray.

Mobile sources are motorized vehicles, which are classified as either on-road or off-road. On-road mobile sources typically include automobiles and trucks that operate on public roadways. Off-road mobile sources include aircraft, ships, trains, and self-propelled construction equipment that operate off public roadways. Mobile source emissions are accounted for as both direct source emissions (those directly emitted by the individual source) and indirect source emissions, which are sources that by themselves do not emit air contaminants but indirectly cause the generation of air pollutants by attracting vehicles. Examples of indirect sources include office complexes, commercial and government centers, sports and recreational complexes, and residential developments.

Pollutants regulated by the Federal and state Clean Air Acts or other laws fall under three categories:

- criteria air pollutants,
- toxic air contaminants, and
- global warming and ozone-depleting gases.

Pollutants in each of these categories are monitored and regulated differently. Criteria air pollutants are measured by sampling concentrations in the air; toxic air contaminants are measured at the source and in the general atmosphere, and global warming and ozone-depleting gases are not monitored but are subject to Federal and regional policies that call for their reduction and eventual phase out.

Criteria air pollutants are defined as those pollutants for which the Federal and state governments have established air quality standards, for outdoor or ambient concentrations to protect public health. The national and state ambient air quality standards have been set at levels to protect human health with an adequate margin of safety.

The EPA has established ambient air quality standards for the following air pollutants:

- Ozone (O₃),
- Respirable Particulate Matter (PM₁₀),
- Fine particulate matter (PM_{2.5}),
- Carbon Monoxide (CO),
- Nitrogen Dioxide (NO₂)
- Sulfur Dioxide (SO₂), and
- Lead (Pb).

The California Air Resources Board (ARB) has also established ambient air quality standards for the six pollutants regulated by the USEPA. Some of the California ambient air quality standards are more stringent than the national ambient air quality standards. In addition, California has established ambient air quality standards for the following pollutants or air quality conditions:

- Visibility Reducing Particulates
- Sulfates,
- Hydrogen Sulfide, and
- Vinyl Chloride.

Criteria air pollutant concentrations are typically higher in the south coast air basin than in any other area of the country because of the region's climate, geographical setting, and high concentrations of industry and motor vehicles. Although still high, pollutant concentrations have declined sharply throughout the 1990s. Air quality in 1996 was the best recorded since air pollution agencies began monitoring air pollution in this region in the 1940s. Table 3-10 lists the current national and California ambient air

quality standards for each criteria pollutant, excluding standards specific to areas not addressed in this analysis (i.e. Lake Tahoe).

Table 3-10
NATIONAL AND CALIFORNIA AMBIENT AIR QUALITY STANDARDS

Pollutants	National Standards	State Standards
Ozone (O ₃)	0.08 ppm (8-hour)	0.09 ppm (1-hour) 0.07 ppm (8-hour)
Respirable Particulate Matter (PM ₁₀)	150 µg/m ³ (24-hour) 50 µg/m ³ (Annual)	50 µg/m ³ (24-hour) 20 µg/m ³ (Annual)
Fine Particulate Matter (PM _{2.5})	65 µg/m ³ (24-hour) 15 µg/m ³ (Annual)	12 µg/m ³ (Annual)
Carbon Monoxide (CO)	35 ppm (1-hour) 9.0 ppm (8-hour)	20 ppm (1-hour) 9.0 ppm (8-hour)
Nitrogen Dioxide (NO ₂)	0.053 ppm (Annual) 0.5 ppm (3-hour)	0.25 ppm (1-hour)
Sulfur Dioxide (SO ₂)	0.14 ppm (24-hour) 0.03 ppm (Annual)	0.25 ppm (1-hour) 0.04 ppm (24-hour)
Lead (Pb)	1.5 µg/m ³ (calendar quarter)	1.5 µg/m ³ (30-day average) Extinction coefficient of 0.23 per kilometer - 10 miles w/humidity < 70% (8-hour)
Visibility Reducing Particles	None	
Sulfates	None	25 µg/m ³ (24-hour)
Hydrogen Sulfide	None	0.03 ppm (1-hour)
Vinyl Chloride	None	0.01 ppm (24-hour)

Source: ARB, 2005. (<http://www.arb.ca.gov/aqs/aaqs2.pdf>)

Toxic air contaminants are often referred to as “non-criteria” air contaminants because ambient air quality standards have not been established for them. There are hundreds of air toxics, and exposure to these pollutants can cause or contribute to cancer or non-cancer health effects such as birth defects, genetic damage, and other adverse health effects. Effects may be both chronic (i.e., of long duration) or acute (i.e., severe but of short duration) on human health. Acute health effects are attributable to sudden exposure to high quantities of air toxics. These effects include nausea, skin irritation, respiratory illness, and, in some cases, death. Chronic health effects result from low-dose long-term exposure from routine releases of air toxics. The effect of major concern for this type of exposure is cancer, which requires a period of 10-30 years after exposure to develop. (SCAQMD, 2004b).

California regulates toxic air contaminants through its air toxics program, mandated in Chapter 3.5 (Toxic Air Contaminants) of the Health and Safety Code (H&SC §§ 39660 et seq.), and Part 6 (Air Toxics “Hot Spots” Information and Assessment) (H&SC § 44300 et seq.) (SCAQMD, 2004b).

3.5.4.1 Regional Setting

The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an area of 10,743 square miles. This area includes all of Los Angeles County except for Antelope Valley. The City of Los Angeles, located in Los Angeles County, is in the SCAQMD. The SCAQMD is responsible for ensuring that the air quality in the south coastal area meets the state and national ambient air quality standards. The South Coast Air Basin (Basin), which includes Los Angeles, is a sub-region of the SCAQMD and covers an area of 6,745 square miles.

The Basin is designated as a non-attainment area for O₃, CO, PM₁₀, and PM₂₅ by the USEPA. Nitrogen dioxide in the Basin has met the Federal standards and is qualified for re-designation to attainment. A maintenance plan for NO₂ was included in the 1997 AQMP. Attainment of all Federal PM₁₀ health standards is to be achieved by December 31, 2006, and ozone standards are to be achieved by November 15, 2010. For CO, the deadline was December 31, 2000, and was granted a two-year extension. In the Basin, three factors contribute to the region's ozone problem: emissions, geography, and meteorology (SCAQMD, 2004b).

In 1997, the baseline year for the 2003 Air Quality Management Plan (AQMP), total emissions of criteria pollutants into the Basin's atmosphere added up to a daily average of 1,172 tons of VOC, 6,653 tons of CO, 1,204 tons of NO_x, 279 tons of PM₁₀, and 58 tons of sulfur oxides (SO_x) (SCAQMD, 2004b). Vehicular sources accounted for nearly 98 percent of the CO emissions, approximately 57 percent of the SO_x emissions, 89 percent of the NO_x emissions, and 65 percent of VOC emissions. (SCAQMD, 2004b)

In 1997, stationary sources contributed approximately 33 percent of total PM₁₀ emissions, mobile sources (both on-road and off-road) contributed approximately 14 percent of total PM₁₀ emissions, and entrained road dust contributed approximately 53 percent of total PM₁₀ emissions. (SCAQMD, 2004b)

The Basin is surrounded by mountains on three sides and the Pacific Ocean on the remaining side. The mountains serve as a barrier, preventing ready dispersion of pollutant concentrations. Prevailing wind patterns off the ocean carry pollutants eastward across the Basin, enabling continual photochemical reactions to occur as new emissions are added to existing pollutant concentrations. Intense sunlight, present at the latitude of the Basin, provides the ultraviolet light necessary to fuel the photochemical reactions that produce ozone. (SCAQMD, 2004b)

Compared with other urban areas in the United States, metropolitan Los Angeles has a low average wind speed. Mild sea breezes slowly carry pollutants inland. An inversion layer, which is a layer of warm air that lies over cooler, ocean-modified air, often acts as a lid, preventing air pollutants from escaping upward. In the summer, these temperature inversions are stronger than in winter and prevent ozone and other pollutants from escaping upward and dispersing. In the winter, a ground-level or surface inversion commonly forms during the night and traps CO emitted by vehicles during the morning rush hours (SCAQMD, 2004b).

3.5.4.2 Wilshire Campus

Air quality at the Wilshire campus is dependent on the regional air quality and local pollutant sources. To monitor the various concentrations of air pollutants throughout the Basin, the SCAQMD is divided into 32 source receptor areas (SRAs). The Wilshire campus is located within the Northwest Coastal Los Angeles County SRA 2. The air quality in SRA 2 is monitored by air monitoring station No. 091, located in West Los Angeles. Only ambient concentrations of ozone, CO, and NO₂ are monitored in SRA 2. Table 3-11 identifies the national and state ambient air quality standards for relevant air pollutants along with the ambient pollutant concentrations that have been measured within SRA 2 through the period of 2000 to 2004. As shown, the national 1-hour ozone standard was exceeded within SRA 2 one day during 2000 -2004. The state 1-hour standard was exceeded 20 times during this same time period. The national 8-hour ozone standard was exceeded one time in both 2003 and 2004. No other national or state standards for ozone, CO, or NO₂ have been exceeded within SRA 2 during this time.

3.5.5 Noise

Sound is caused by vibration of air molecules and is measured on a logarithmic scale with units of decibels (dB). Sound is composed of various frequencies. The human ear responds to a frequency of

about 20 hertz to 20,000 hertz. It has been found that the A-scale weighting best approximates the frequency response of the human ear.

Table 3-11
SUMMARY OF AMBIENT AIR QUALITY IN THE PROJECT VICINITY

Air Pollutants Monitored Within SRA 2 – Northwest Coastal Los Angeles County	2000	2001	2002	2003	2004
Ozone					
Maximum 1-hour concentration measured	0.10	0.099	0.118	0.134	0.107
Number of days exceeding national 0.12 ppm 1-hour standard	0	0	0	1	0
Number of days exceeding state 0.09 ppm 1-hour standard	2	1	1	11	5
Maximum 8-hour concentration measured	0.079	0.080	0.078	0.105	0.089
Number of days exceeding national 0.08 ppm 8-hour standard	0	0	0	1	1
Carbon Monoxide (CO)					
Maximum 1-hour concentration measured	6	4	4	5	4
Number of days exceeding national 35.0 ppm 1-hour standard	0	0	0	0	0
Number of days exceeding state 20.09 ppm 1-hour standard	0	0	0	0	0
Maximum 8-hour concentration measured	4.3	3.0	2.7	2.7	2.3
Number of days exceeding national 9.5 ppm 8-hour standard	0	0	0	0	0
Number of days exceeding state 9.0 ppm 8-hour standard	0	0	0	0	0
Nitrogen Dioxide (NO2)					
Maximum 1-hour concentration measured	0.16	0.11	0.11	0.12	0.09
Number of days exceeding state 0.25 ppm 1-hour standard	0	0	0	0	0

1. Ambient concentrations of PM10, SO2, and lead are not monitored in SRA 2.
 2. ppm – parts by volume per million of air.
- Source: SCAQMD, 2000, 2001, 2002, 2003a, 2004a.

Frequency is measured in Hertz (Hz), which is the number of cycles per second. The typical human ear can hear frequencies ranging from approximately 20 Hz to 20,000 Hz. Typically, the human ear is most sensitive to sounds in the middle frequencies (1,000 to 8,000 Hz) and is less sensitive to sounds in the low and high frequencies. As such, the A-weighting scale was developed to simulate the frequency response of the human ear to sounds at typical environmental levels. The A-weighting scale emphasizes sounds in the middle frequencies and de-emphasizes sounds in the low and high frequencies. Any sound level to which the A-weighting scale has been applied is expressed in A-weighted decibels, dBA. For reference, the A-weighted sound pressure level and subjective loudness associated with some common noise sources are listed in Table 3-12.

3.5.5.1 Regional Setting

The Wilshire campus is in an urban environment. The majority of consistent existing noise levels at the campus are dominated by traffic related sources. The noise levels vary by time of day. Daytime noise levels are predominantly louder than nighttime noise levels, especially during peak morning and evening traffic periods.

3.5.5.2 Wilshire Campus

Existing ambient daytime noise levels were measured at eight selected locations in order to identify representative noise levels in various areas during the day. These locations are identified in Figure 3-10.

Table 3-12
TYPICAL SOUND PRESSURE LEVELS ASSOCIATED WITH COMMON NOISE SOURCES

Sound Pressure Level (dBA)	Subjective Evaluation	Environment	
		Outdoor	Indoor
140	Deafening	Jet aircraft at 75 ft	
130	Threshold of pain	Jet aircraft during takeoff at a distance of 300 ft	
120	Threshold of feeling	Elevated train	Hard rock band
110		Jet flyover at 1000 ft	Inside propeller plane
100	Very loud	Power mower, motorcycle at 25 ft, auto horn at 10 ft, crowd noise at football game	
90		Propeller plane flyover at 1000 ft, noisy urban street	Full symphony or band, food blender, noisy factory
80	Moderately loud	Diesel truck (40 mph) at 50 ft	Inside auto at high speed, garbage disposal, dishwasher
70	Loud	B-757 cabin during flight	Close conversation, vacuum cleaner, electric typewriter
60	Moderate	Air-conditioner condenser at 15 ft, near highway traffic	General office
50	Quiet		Private office
40		Farm field with light breeze, birdcalls	Soft stereo music in residence
30	Very quiet	Quiet residential neighborhood	Bedroom, average residence (without t.v. and stereo)
20		Rustling leaves	Quiet theater, whisper
10	Just audible		Human breathing
0	Threshold of hearing		

Source: Adapted from Architectural Acoustics, M. David Egan, 1988 and Architectural Graphic Standards, Ramsey and Sleeper, 1994.

Three sets of readings were taken: morning, afternoon, and evening. Measurements were made in dBA at one third (1/3) octave bands (Hz) using a Larson-Davis model 824, American National Standards Institute (ANSI) Type 1 sound level meter. There were eight measurement points chosen for their proximity to possible noise sources or areas that could be considered noise sensitive. These eight points are shown in Figure 3-10. At each monitoring location, the L_{eq} sound level was measured and logged by the analyzer. Measurements were taken and accumulated until a stable sound level was reached, which usually required about five minutes.

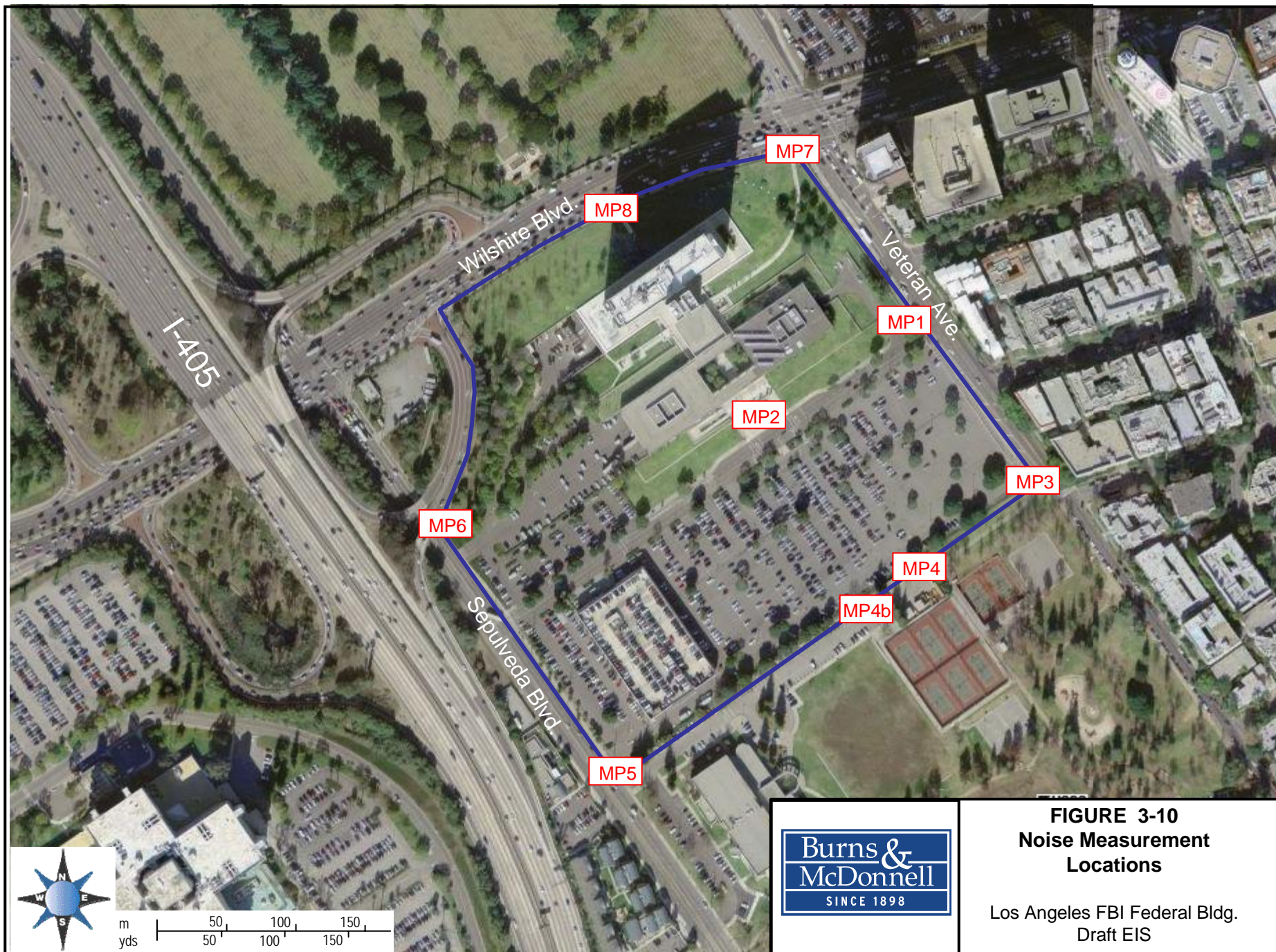


FIGURE 3-10
Noise Measurement
Locations

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Table 3-13 summarizes the measured sound pressure levels at each measurement point. The values are presented in A-weighted L_{eq} . The existing sound pressure levels are consistent with urban areas near high traffic highways or roads.

As shown in Table 3-13, the highest measured levels occurred at measurement points MP7 and MP8 (see Figure 3-10). These two points are located adjacent to a high-traffic thoroughfare (Wilshire Boulevard), and as such, higher noise levels are expected.

Table 3-13
MEASURED SOUND PRESSURE LEVELS, L_{eq} (dBA)

Measurement Point	Time of Day	L_{eq} (dBA)
MP1	Morning	58.7
	Afternoon	62.5
	Evening	65.3
MP2	Morning	55.9
	Afternoon	61.3
	Evening	59.4
MP3	Morning	58.9
	Afternoon	61.6
	Evening	61.3
MP4*	Afternoon	54.6
MP4b	Morning	54.5
	Evening	53.4
MP5	Morning	68.3
	Afternoon	65.9
	Evening	62.5
MP6	Morning	63.9
	Afternoon	68.9
	Evening	65.0
MP7	Morning	69.8
	Afternoon	71.7
	Evening	71.4
MP8	Morning	69.3
	Afternoon	68.8
	Evening	68.5

* MP4 was relocated to quantify sound levels at a more sensitive area.

3.6 CULTURAL CONDITIONS

Cultural resources are sites, buildings, structures, districts, landscapes, or objects that are important to a culture or community for scientific, traditional, religious, or other reasons. Cultural resources can be divided into three major categories; archaeological resources, architectural/historic resources, and Traditional Cultural Properties (TCPs). Cultural resources found to meet the criteria for listing in the National Register of Historic Places (36 CFR 60.4) are called “historic properties.”

3.6.1 Regulatory Setting

The proposed project is regulated by the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act. Section 106 of the National Historic Preservation Act as amended (Section 106, 16 United States Code [USC] 470f) requires that impacts on significant cultural resources be taken into consideration in any Federal undertaking. NEPA requires that Federal agencies integrate the

NEPA process with other environmental laws, including Section 106. Although compliance with Section 106 is the responsibility of the lead Federal agency, the work necessary to comply can be undertaken by others.

3.6.1.1 Section 106 of the National Historic Preservation Act

The Section 106 process entails the six primary steps listed below.

- Initiate consultation and public involvement.
- Identify and evaluate historic properties with the project Area of Potential Effects (APE).
- Assess effects of the project on historic properties, archaeological sites, and TCPs.
- Consult with the State Historic Preservation Officer (SHPO) regarding adverse effects on historic properties, sites and/or TCPs, and if any are identified, enter into a memorandum of agreement (MOA).
- Submit the MOA to the Advisory Council on Historic Preservation (ACHP).
- Proceed in accordance with the MOA.

This section describes archaeological, historical, and paleontological resources present or potentially present on the Wilshire campus. Evaluation of paleontological sites is not required by Section 106, but is required by NEPA. Each subsection describes the regional and site specific setting.

3.6.1.2 Area of Potential Effects

As defined in the Section 106 regulations, the area of potential effects (APE) means “the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking” [36 CFR 800.16(d)].

Two APEs were identified for this proposed project (See Figure 3-11). The archaeological APE is limited to the area of the parking lot which would be disturbed by construction activities. The historic resources APE includes the parcel where construction activities would take place and extends one parcel beyond the immediate area of the proposed project.

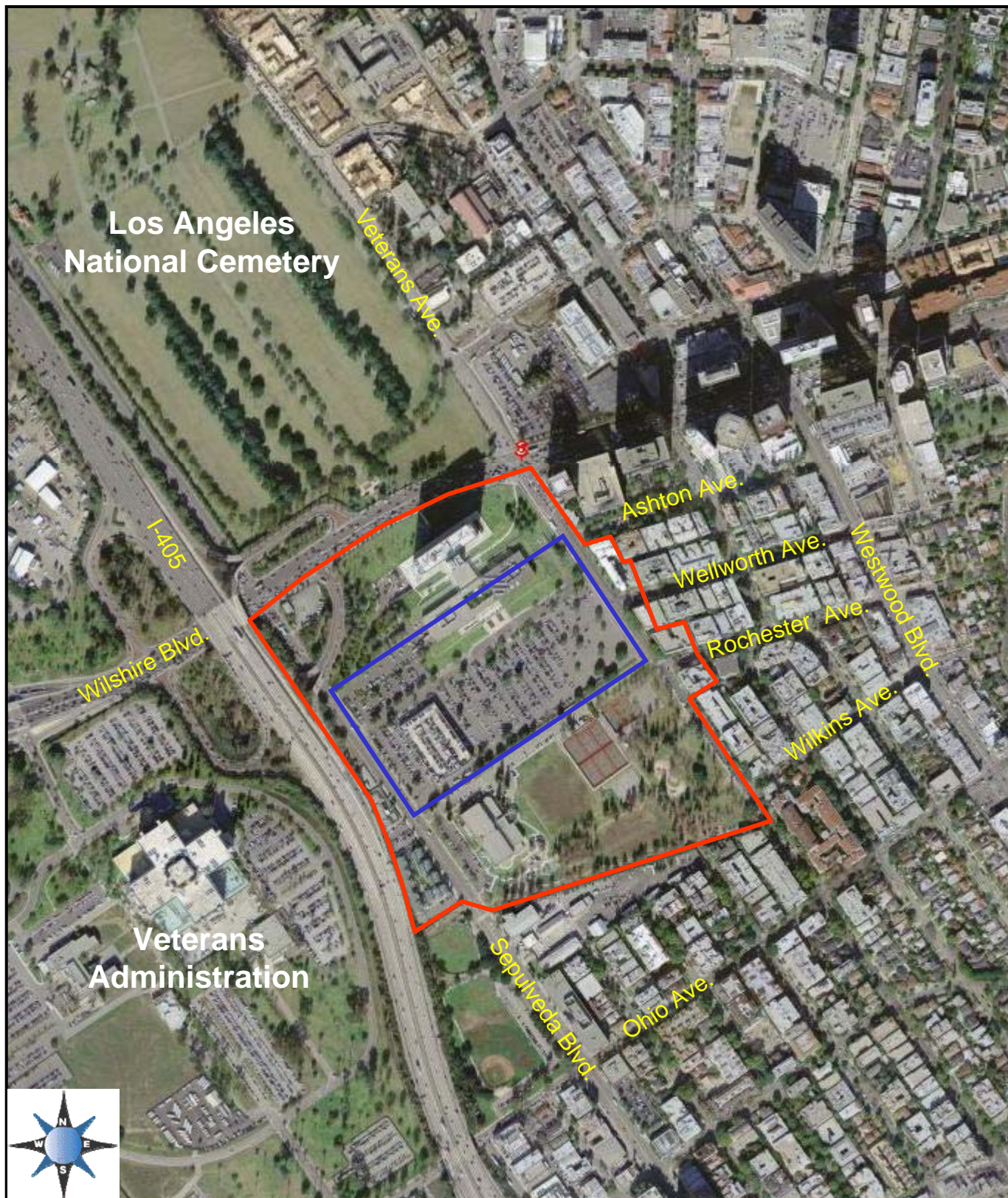
3.6.2 Archaeological Resources

Archaeological resources are locations where human activity has measurably altered the earth or left deposits of physical remains. The term “prehistoric” refers to archaeological resources associated with Native Americans before contact with Euro Americans. The term is also generally understood to mean cultural resources that predate the use of written records. Prehistoric archaeological resources can range from isolated stone tools to stone circles, rock cairns, village sites, and petroglyphs. The term “historic” is generally meant to include any cultural resource that post-dates Euro American contact with Native Americans, although the term “contact period” is used to refer to Native American sites early in the historic era. Historic archaeological resources include campsites, road, fences, trash dumps, abandoned mines, and a variety of other features.

3.6.2.1 Regional Setting

The prehistoric occupation of southern California is divided chronologically into several temporal phases of horizons (Moratto, 1984). Horizon I, or the Early Man Horizon, began at the first appearance of people in the region and continued until about 5000 BC. Although little is known about these people, it is assumed they were semi-nomadic and subsisted primarily on game.

Horizon II, also known as the Millingstone Horizon or Encinitas Tradition, began around 5000 BC and continued until about 1500 BC. The Millingstone Horizon is characterized by widespread use of milling



Area of Potential Effect-Historic



Area of Potential Effect - Archeological



FIGURE 3-11
Cultural Resources
Area of Potential Effect

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stones (manos and metates), core tools, and few projectile points or bone and shell artifacts. This horizon appears to represent a diversification of subsistence activities and a more sedentary settlement pattern. Archaeological evidence suggests that hunting became less important and that reliance on collecting shellfish and vegetal resources increased (Moratto, 1984).

Horizon III, the Intermediate Horizon or Campbell Tradition began around 1500 BC and continued until about AD 600-300. Horizon III is defined by a shift from the use of milling stones to increased use of mortar and pestle, possibly indicating a greater reliance on acorns as a food source. Projectile points became more abundant and, together with faunal remains, indicate increased use of both land and sea mammals (Moratto, 1984).

Horizon IV, the Late Horizon, which began around AD 600-800 and terminated with the arrival of Europeans, is characterized by dense populations; diversified hunting and gathering subsistence strategies, including intensive fishing and sea mammal hunting; extensive trade networks; use of the bow and arrow; and a general cultural elaboration (Moratto, 1984).

Prehistoric settlement in the Los Angeles Basin appears to have been shaped by a favorable environment for hunting/gathering subsistence practices and consisted of either villages or temporary/seasonal camps of special functions. Native American sites used in the harvest of marine foods formed a band along the Los Angeles basin coast north from the Ballona wetlands. Inland sites often appeared near springs or seeps or in proximity to oak groves. Other sites, many undocumented, were located to take advantage of desirable faunal, lithic, wild plant, and seed resources.

When Spanish explorers and missionaries first occupied the southern coastal areas of California, the indigenous inhabitants of the Los Angeles area were given the Spanish name "Gabrieliño." Gabrieliño territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers; portions of the Santa Monica and Santa Ana mountains; the Los Angeles basin; the coast from Aliso Creek to Topanga Creek; and San Clemente, San Nicolas, and Santa Catalina Islands. The proposed project area is in the region where the Fernandean dialect of the Gabrieliño language was spoken.

The Gabrieliño inhabited some 50-100 permanent villages in fertile lowlands along streams and rivers and in sheltered areas along the coast at the time of European contact. The larger permanent villages most likely had a population averaging 50-200 persons. Sedentary villages also had smaller satellite villages located at varying distances that remained connected through economic, religious and social ties (Bean and Smith, 1978). Gabrieliño villages contained four basic types of structures. Houses were circular and domed, made of tule mats, fern or Carrizo (Kroeber, 1925; Bean and Smith, 1978). The Gabrieliño sweathouses were small, circular earth-covered buildings. Villages may have included menstrual huts and open-air ceremonial structures made with willows inserted wicker fashion among will stakes (Bean and Smith, 1978).

Europeans first contacted the Gabrieliño in 1542 when Jan Rodriguez Cabrillo entered the area. Following subsequent Spanish visits to the region, colonization began in 1769 leading to the establishment of Missions San Gabriel (1771) and San Fernando (1797). Following the secularization of the missions, most Gabrieliños became wage laborers on the ranchos of Mexican California. In the early 1860s, a small pox epidemic nearly wiped out the remaining Gabrieliño. The combination of disease, forceful reduction, and poor diet contributed to the disappearance of the Gabrieliño as a culturally identifiable group according to the 1900 Federal census (Bean and Smith, 1978:540).

3.6.2.2 Wilshire Campus

The archaeological APE is limited to the area of the parking lot which would be disturbed by construction activities. A records search, conducted at the South Central Coastal Information Center, California State

University, Fullerton, indicated that three cultural resources studies have been conducted within the project area. Only one of these studies, *Historical Property Survey Report for the West Los Angeles Veloway Project*, includes the entire project area. The remaining two studies included only small segments of the project area. No archaeological resources or portions of the historic built environment were recorded in those portions of the project area. One archaeological site has been identified within one mile of the project area, CA-LAN-382: Unihi Village Site, which is California Historical Landmark (CHL) No. 522, Serra Springs.

3.6.3 Paleontological Resources

Paleontological resources include fossil remains, fossil localities, and formations that have produced fossil material in other nearby areas. These resources are limited, nonrenewable, sensitive scientific and educational resources protected by Federal environmental laws and regulations.

3.6.3.1 Regional Setting

The Los Angeles Natural History Museum conducted a search of their paleontology records for the APE and surroundings on October 25, 2004. The search revealed that no vertebrate fossil localities are directly within the proposed project boundaries. However, fossil localities are nearby, situated in the same sedimentary deposits occurring in the proposed project area.

The closest fossil locality to the Wilshire campus, LACM 5833, is located approximately one-mile northeast of the project location. This locality yielded fossils of horse, kangaroo rat, wood rat, meadow vole, and pocket gopher. At a greater remove from the project area, numerous localities have been found that have produced fossils typical of the La Brea tar pits, located about 4.5 miles east.

3.6.3.2 Wilshire Campus

Surface deposits in the project area consist of Younger Quaternary Alluvium. These sediments typically do not contain significant vertebrate fossils. However, underlying the project area are older Quaternary alluvium deposits that are known to contain fossils. These sediments occur at an unknown depth, probably at least 5 feet below the modern ground surface, in the proposed project area.

3.6.4 Architectural / Historic Resources

Architectural/historic resources are standing buildings, dams, bridges, canals, defensive earthworks, docks and piers, headstones and other mortuary furniture, and other structures. While some architectural/historic resources of exceptional quality or historic value that are less than 50 years old are sometimes evaluated, the normal procedure for determining National Register eligibility is to evaluate resources that are at least 50 years old or older. For this project, properties constructed prior to 1961 were reviewed for National Register eligibility.

3.6.4.1 Regional Setting

Early Spanish explorers arrived in what is now known as California beginning in the 1500s. Spanish explorers and settlers came in search of gold, glory and to act as missionaries to spread Catholicism throughout the New World. A mission system was developed along El Camino Real highway, which tranversed from southern to northern California, during the mid-1700s. The Spanish missionaries fostered growth in California. The City of Los Angeles was founded in 1781. Several land grants which lead to the creation the ranchos surrounding the original City were granted by the Mexican government during this time period. The project property is located on two of the ranchos, Rancho San Juan de Buenos Ayres and Rancho San Vicente y Santa Monica.

Subsequent to the development of the City of Los Angeles, the need arose for a Veterans' home. Several land donations were offered to the Federal government for the National Soldier's Home (now known as

the Veteran's Home) to provide aid to war veterans and their families. Approximately 300 acres of the Rancho San Vicente y Santa Monica, 300 acres of the Ranch San Juan de Buenos Ayres, and \$100,000 was donated for the home. An additional 300 acres of land from the Rancho San Vicente y Santa Monica was donated shortly thereafter (McClure, 1980). Construction included four barracks, a temporary dining room, kitchen, bakery, carpenter shop, paint shop, and work rooms for tailor, saddler, shoemaker, tinsmith, plumber, blacksmith, engineer, and machinist was completed by 1890 (LATimes, 1890). Development of the site continued over the course of time as other amenities to serve veterans were needed, such as hospitals, a chapel, and theatres. A cemetery was also established in what is now the northeast corner of the Veterans' Home property. Most of the wood-frame buildings, except the chapel, the governor's mansion, the hospital and a civil war-era home, were demolished in the 1960s because of seismic and fire hazards.

Portions of the land were sold off over time to raise revenues for funding the services provided to the veterans. Land for the Westwood Community Park was acquired by the City of Los Angeles, and ground was broken for the park in 1974. Land located west of Sepulveda Boulevard and east of I-405 was sold to the Salvation Army for the construction of transitional housing for homeless veterans and veterans with mental illness and substance addictions. The Salvation Army buildings were constructed in 1999.

3.6.4.2 Wilshire Campus

The architectural/historic resources APE includes the parcel where construction activities would take place and extends one parcel beyond the immediate area of the proposed project. A review of historic registers indicated no architectural/historic resources have been previously identified within the project area. However, a number of architectural/historic resources were identified within one mile of the project area, including:

1. California Historical Landmarks lists one property within one mile of the project area (No. 522: Serra Springs).
2. The California Register of Historical Resources lists 13 properties within one mile of the project area.
3. The National Register of Historic Places lists two properties within one mile of the project area (19-174110: Ralphs Grocery Store; 19-167175: La Catholic-Protestant Chapels, VA Center).
4. The City of Los Angeles Historical/Cultural Monuments lists 13 properties within one mile of the project area.
5. The California Historic Resources Inventory lists 64 properties that have been evaluated for Historical significance within one mile of the project area.

A field survey of all the properties within the APE, conducted on September 15, 2004, assessed all the extant buildings and structures within the APE to determine if their age and integrity warranted application of National Register criteria. The results of the survey concluded that the Federal Building, located at 11000 Wilshire Boulevard and completed in 1970, may warrant further study to determine if it is of exceptional importance to override the 50 year age criterion of the National Register. It was designed by Charles Luckman Associates. Luckman was an industrialist and architect of some significance during the mid 20th century, who also designed the Forum in Englewood, CA, the Cape Canaveral Space Center, FL, and the Johnson Space needle in Houston, TX. Charles Luckman received the Alumni Achievement Award from his alma mater, the University of Illinois, Champagne-Urbana.

The National Register Criteria for Evaluation excludes properties that achieved significance within the last fifty years unless they are of exceptional importance. Given that the Federal Building is only 36 years of age and does not appear to have exceptional significance based on existing published survey information, no historic properties were identified in the APE. One structure, Sepulveda Blvd. UC, met the 45 year age criterion, but does not appear eligible for listing. This finding is pending concurrence by the California State Historic Preservation Officer (SHPO).

3.6.5 Traditional Cultural Properties

Traditional Cultural Properties are resources associated with cultural practices and beliefs of a living community that are rooted in its history and are important in maintaining the continuing cultural identity of the community. These are usually associated with modern Native Americans but other ethnic groups can also have Traditional Cultural Properties. Native American traditional cultural properties may include certain archaeological resources, such as cairns and petroglyphs; locations of important events; battlefields; sacred sties; and traditional hunting and gathering areas.

The Native American Heritage Commission (NAHC) was contacted October 14, 2004 and consulted regarding Native American representatives and sacred lands file. The NAHC's response on October 29, 2004 indicated no sensitive locations are located within the project area and included a list of 11 representatives. Letters describing the project area and location were sent to each of the 11 Native American representatives on December 9, 2004.

3.7 PUBLIC SERVICES

This section describes the public services including police and fire protection.

3.7.1 Police Protection

3.7.1.1 Regional Setting

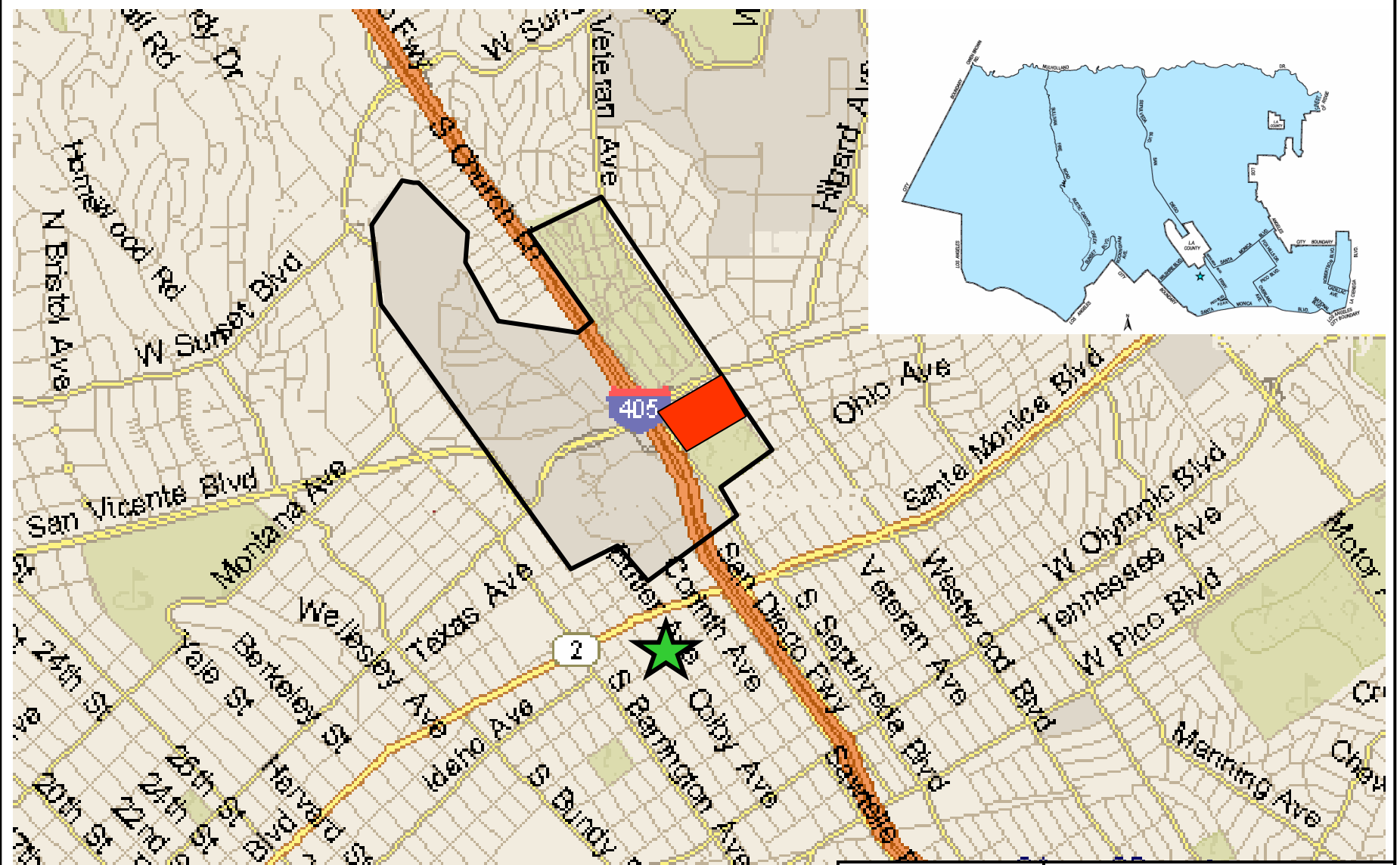
Primary police and law enforcement services are provided by the City of Los Angeles Police Department (LAPD) and the Los Angeles Sheriff's Department (LASD) with supplement services are provided by the California Highway Patrol.



Because the Wilshire campus is located in unincorporated Los Angeles County, the primary law enforcement responder for on-site issues is the Los Angeles County Sheriff's Department. The Los Angeles Sheriff's Department has 23 patrol stations in Los Angeles County that cover a geographic area of approximately 3,156 square miles and approximately 2.8 million people (LASD, 2006). The West Hollywood and the Marina del Rey stations are closest to the 11000 Wilshire campus.

For police issues immediately offsite of the Wilshire campus, the LAPD has primary coverage. The LAPD operates 18 stations within four bureaus with two new stations proposed. The LAPD has divided the City into smaller, "operational" units or bureaus: Central Bureau, South Bureau, Valley Bureau and West Bureau. The West Bureau is comprised of a 124 square-mile territory with a population of approximately 840,400 residents. The West Bureau has five divisions or community police stations including: Hollywood, Wilshire, Pacific, West Los Angeles, and West Traffic Division. (LAPD, 2004a)

The Wilshire campus is located in the West Los Angeles Area in Reporting District (RD) 833. The West Los Angeles Community Police Station, located approximately 1.3 miles to the southwest at 1663 Butler Avenue, provides service to a diverse residential population that exceeds 226,000 people (See Figure 3-12). Throughout the day, the business, residential and student population swells to approximately a half million people. West Los Angeles officers serve people within the station's boundaries of 65.59 square miles and 748 street miles, bordering the cities of Beverly Hills, Culver City, and Santa Monica, Los Angeles County and the Pacific Ocean. In comparison to the other 17 community police stations, West Los Angeles is responsible for the largest number of square miles.

The service boundaries of West Los Angeles area are as follows: Wilshire Boulevard to the north, Sepulveda Boulevard to the West, Santa Monica Boulevard to the south, and Malcolm Avenue, Ohio Avenue and Selby Avenue to the east (Booker, 2005).



-  Police Station
-  Wilshire Campus

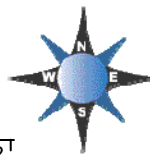
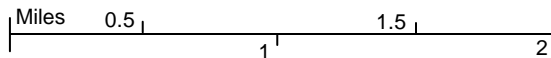


FIGURE 3-12
Police Station Location
 Los Angeles FBI Federal Bldg.
 Draft EIS

In 2004, the LAPD was staffed by a total of 9,278 sworn and 3,062 non-sworn support personnel officers for the City wide. The West Los Angeles Community Police Station employs approximately 248 sworn officers and 17 civilian support personnel deployed over three watches for the West Los Angeles area (LAPD, 2004b).

There were 34 crimes per 1,000 persons in the West Los Angeles area in 2003. Citywide the ratio of crimes per persons was 49 / 1000 (See Tables 3-14 and 3-15) (Booker, 2005).

Table 3-14
CRIMES BY REPORTING DISTRICT OF OCCURRENCE,
LOS ANGELES POLICE DEPARTMENT

Type of Crime	RD 833*	West Los Angeles Area*	Citywide*
Burglary from Business	18	276	5,321
Burglary from Residence	51	1,081	15,417
Burglary Other	10	185	4,317
Street Robbery	11	259	11,081
Other Robbery	11	200	5,543
Murder	0	2	498
Rape	4	49	1,345
Aggravated Assault	14	596	30,660
Burglary from Vehicle	69	1,461	28,245
Theft from Vehicle	23	510	13,384
Grand Theft	40	1,048	12,118
Theft from Person	0	40	944
Purse Snatch	0	6	358
Other Theft	47	972	22,114
Bicycle Theft	0	3	24
Vehicle Theft	35	949	33,777
Bunco	0	6	103
Total	333	7,643	185,249

Source: Booker, 2005.

Table 3-15
CRIMES PER 1,000 PERSONS

Reporting Districts	Crimes	÷	Population x 1000	= Crimes per 1,000 persons
West Los Angeles	7,643	÷	226,002	34/1,000
Citywide	185,249	÷	3,830,560	49/1,000

Source: (Booker, 2005)

**All statistical information is based on 2003 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.*

3.7.1.2 Wilshire Campus

The proposed site is serviced by the West Los Angeles Community Police Station. The average response time to emergency calls for service in the West Los Angeles area during 2003 was 13.3 minutes. The Citywide average during 2003 was 10.3 minutes. (Booker, 2005)

3.7.2 Fire Protection

3.7.2.1 Regional Setting

Fire prevention, fire protection and Emergency Medical Services (EMS) for the City of Los Angeles are provided by the Los Angeles Fire department (LAFD). The LAFD is a full-spectrum life safety agency protecting approximately 4 million people in America's second largest city.

The LAFD's 3,382 uniformed personnel protect life, property and the environment through their direct involvement in fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education and community service (LAFD, no date).

A professional cadre of 333 non-sworn support personnel provide a broad variety of technical and administrative expertise. A total of 1,038 uniformed Firefighters per Platoon Duty Shift (including 207 serving as Firefighter/Paramedics) remain on duty at 103 Neighborhood Fire Stations strategically located across the Department's 471 square-mile jurisdiction. (LAFD, no date)

The LAFD's ratio of fire fighters to residents is approximately 1 to 1,380.

Emergency medical services are provided through the Bureau of Emergency Medical Services. The City standard for EMS is one and one-half miles, similar to that of the desirable response distance for engine companies for neighborhood land uses. Trained paramedics that provide additional services other than transport, accompany most ambulances. LAFD considers EMS to be providing adequate service.

The LAFD has an automatic mutual aid or mutual assistance agreement with local fire departments to ensure an adequate response in the event of a major earthquake, wildfire, urban fire, fire in areas with substandard fire protection, or other fire emergencies.

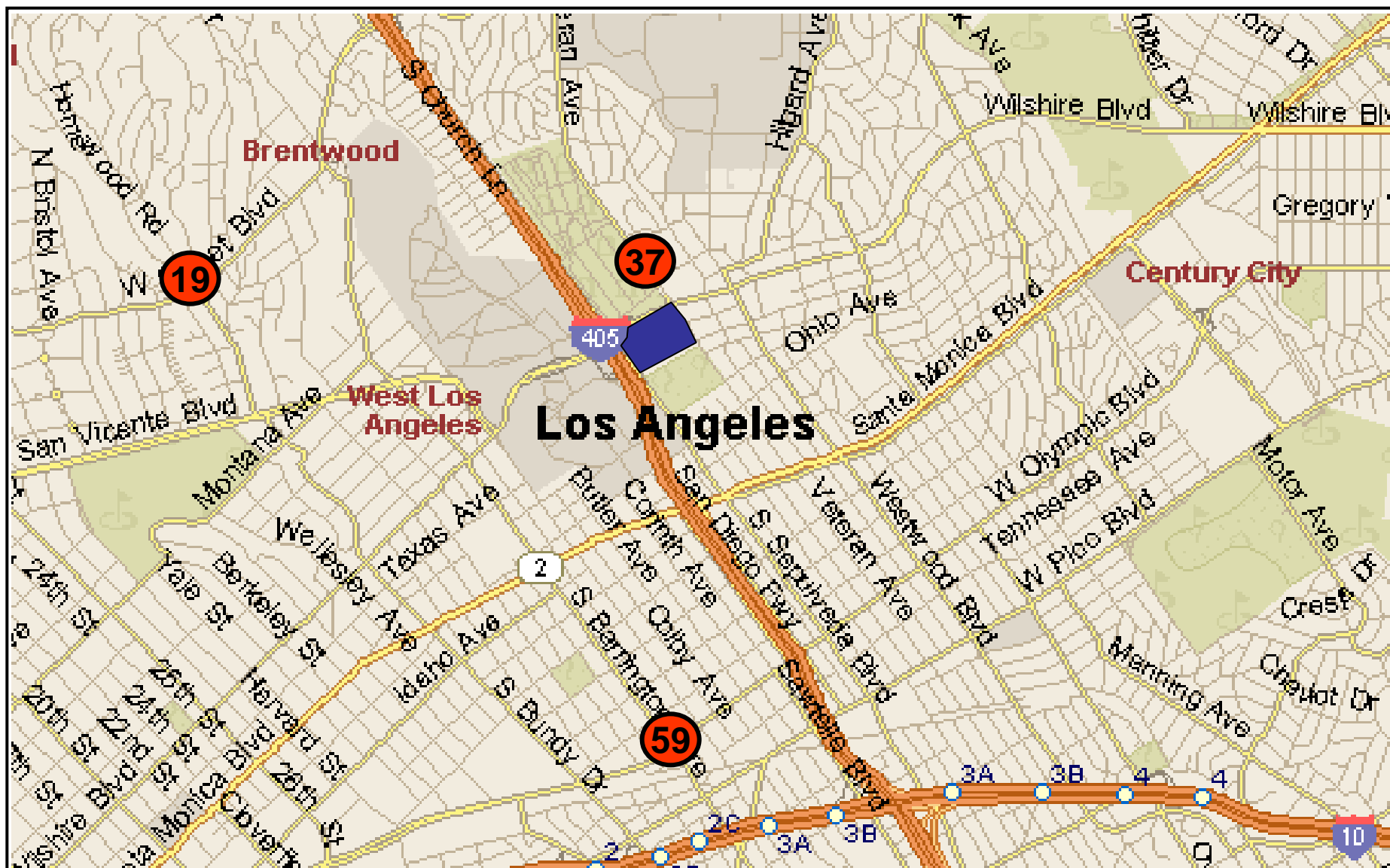
3.7.2.2 Wilshire Campus

The Wilshire campus is located within 2 miles of Fire Station (FS) 19 located at 12229 Sunset Blvd (2 miles west); FS 37 located at 1090 Veteran Ave (0.15 miles north); and FS 59 located at 11505 Olympic Blvd (2 miles south). Figure 3-13 indicates the proximity of FS 19, 37, and 59 to the proposed site and Table 3-16 indicates the available equipment at each station.

FS 19 is equipped with one engine company, one rescue ambulance, and one brush company. FS employs 6 people and responded to 4,444 incidents in 2004 (LAFD, 2003).

FS 37 is equipped with one task force truck, two engine companies, one rescue ambulance, and one battalion. FS employs 42 people and responded to 9,384 incidents in 2004 (LAFD, 2003).

FS 59 is equipped with one engine company, employs 21 people, and responded to 6,452 incidents in 2004 (LAFD, 2003).



Fire Station No.



Wilshire Campus

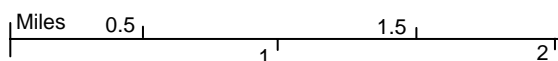


FIGURE 3-13
Fire Station Proximity

Los Angeles FBI Federal Bldg.
Draft EIS

Table 3-16
FIRE STATION EQUIPMENT AVAILABILITY

Fire Station	FS 19	FS37	FS59
Task Force Truck		✓	
Engine Company	✓	✓	✓
Hazardous Materials Unit			
Paramedic Rescue Ambulance	✓	✓	✓
EMT Rescue Ambulance			
Battalion		✓	
Brush	✓		
Staffing			
Miles from site	2	0.2	2
Insurance Service Office Rating	Class 1	Class 1	Class 1

Source: LAFD, 2003.

3.8 PUBLIC UTILITIES

This section describes the public utilities including: electricity, natural gas, telephone, solid waste, water supply, and wastewater. Each subsection describes the regional and site specific setting.

3.8.1 Electricity

3.8.1.1 Regional Setting

California's second largest investor-owned electric utility company, Southern California Edison (SCE), provides electric service to 13 million customers in Central and Southern California via 4.3 million business and residential customer accounts, including 285,000 commercial, industrial, and non-profit customers. SCE is one of the largest electric utilities in the United States, and the largest subsidiary of Edison International. There are a total of 430 communities and cities served by SCE. (SCE, no date).

SCE obtains its required power from one entirely-owned facility and two partially-owned facilities, all located outside of the West Los Angeles area. SCE maintains entire ownership and operation of a hydropower generating facility. In addition, SCE maintains partial ownership and operation of a nuclear power generating facility and a coal-fired generating facility. These include the SCE-owned Big Creek hydroelectric system, the San Onofre Nuclear Generating Station (SONGS) (75 percent ownership), and the Mohave Generating Station (56 percent ownership). The Big Creek hydroelectric system is located over 200 miles northeast of Los Angeles in Fresno County and consists of six major reservoirs. SONGS provides nearly 20 percent of the power to more than 15 million people in Southern California or 2.75 million households and is located next to San Onofre State Beach, which adjoins the Camp Pendleton U.S. Marine Corps Base in northern San Diego County. The Mohave Generating Station, located in Laughlin, Nevada, which is about 90 miles southeast of Las Vegas, Nevada, consists of two 790-MW generating units that can power up to about 1.5 million homes. (SCE, no date).

Electricity is distributed through an extensive network of receiving stations, distributing stations, overhead lines, and underground lines. Delivering that power takes 16 utility interconnections, 4,900 transmission and distribution circuits, 34,000 underground circuit miles, and more than 72,000 miles of overhead circuitry. (SCE, no date).

3.8.1.2 Wilshire Campus

Currently, the Wilshire campus is partially developed with a mix of land uses including a 17-story office building, U.S. Post Office, cafeteria, garage, and automotive/radio maintenance facility, and surface parking lots. Using annual consumption rates for commercial buildings and assuming all uses are in operation, the existing land uses would consume approximately 11 million kilowatt hours per year (kWh). The calculation of usage is shown in Table 3-17.

Table 3-17
POTENTIAL ENERGY CONSUMPTION FROM EXISTING STRUCTURES

Existing Land Use	Size	Consumption Rate* (kWh/sq ft/yr)	Total Energy Consumed (kWh/yr)
Office building	562,000	16.3	9,160,600
Cafeteria	23,000	19.3	443,900
Parking	153,000	2.7	413,100
Auto Maintenance Space	39,000	10.7	417,300
Post office	32,000	16.3	521,600
Total	809,000		10,956,500

*Consumption rates are based on Table C10. Electricity Consumption and Expenditure Intensities, 1999 EIA Commercial Buildings Energy Consumption Survey for building floor space, building activity and Pacific Division. Source: EIA, 2005

3.8.2 Natural Gas

3.8.2.1 Regional Setting

Southern California Gas Company (SoCalGas), a subsidiary of Sempra Energy, serves 5.4 million customers in more than 530 communities in central and southern California. SoCalGas fuels approximately half of all the energy use in their service area (non-transportation-related), and delivers nearly 1 trillion cubic feet of gas annually, or about 5 percent of all the natural gas delivered in the United States. The natural gas supply originates in one of several major gas producing areas in North America, including New Mexico, Texas, and Wyoming. SoCalGas buys natural gas on the open market, and this gas supply is transported throughout the service area via their 48,000-mile underground natural gas pipeline system. (SoCalGas, no date).

3.8.2.2 Wilshire Campus

Southern California Gas has several gas lines in the vicinity of the Wilshire campus; a 26-inch line located on the west side of the campus along Sepulveda Boulevard, an 8-inch line on the north side along Wilshire Boulevard, and an 8-inch line on the east side along Veteran Avenue. Figure 3-14 indicates the existing subsurface natural gas utilities at the site location.

Currently, the Wilshire campus is partially developed with a mix of land uses including a 17-story office building, post office building, cafeteria, 39,000 square feet of garage and maintenance facility, and surface parking lots with a total of 1,486 spaces. Using annual consumption rates for commercial buildings and assuming all uses are in operation, the existing land uses would consume approximately 21 million cubic feet per year. The calculation of usage is shown in Table 3-18. A percentage of the existing capacity serving the area around the Wilshire campus is allocated to existing land uses.

Table 3-18
POTENTIAL NATURAL GAS CONSUMPTION FROM EXISTING STRUCTURES

Existing Land Use	Size	Consumption Rate* (cubic ft/sq ft/yr)	Total Energy Consumed (cubic ft/yr)
Office building	562,000	30.2	16,972,400
Cafeteria	23,000	72.2	1,660,600
Parking	153,000	0	0
Auto Maintenance Space	39,000	35.0	1,365,000
Post office	32,000	30.2	966,400
Total	809,000		20,964,400

*Consumption rates are based on Table C16. Electricity Consumption and Expenditure Intensities, 1999 EIA Commercial Buildings Energy Consumption Survey for building floor space, building activity and Pacific Division. Source: EIA, 2005

3.8.3 Solid Waste

3.8.3.1 Regional Setting

A significant amount of solid waste is generated within the City of Los Angeles and outside its borders. This waste is collected by both City staff, which service residential customers in all single and some multi-family housing, and private waste management companies, which service the remaining residential and all commercial and industrial firms.

In 1990, approximately 12,000 tons of waste per day was produced in the City. In 1989, the California legislature passed the Integrated Waste Management Act (AB939) requiring all cities to divert 25 percent of their waste by 1995 and 50 percent by the year 2000. The total refuse disposed in landfills and at waste-to-energy facilities from the City in 2000 was 3.75 million tons. The total quantity of materials diverted in the City in 2000 was 5.4 million tons. Based on the quantity of materials disposed and diverted, the City's 2000 diversion rate was 58.8 percent. The next City goal to meet is a diversion rate of 70 percent by 2020. Although the actions that help the City achieve the AB939 targets will significantly reduce landfill disposal, the City will still require landfill capacity to dispose of the remaining waste. (LA, 2000b)

The City has implemented many programs to divert waste from disposal facilities. These include source reduction programs such as home composting, recycling programs such as Curbside Recycling Program, and composting programs that produce the City's TopGro soil amendment. For these programs to succeed, the City should site businesses at appropriate locations within its borders that handle, process, and/or manufacture recyclable commodities to allow a full circle recycling system to develop. Recycling Market Development Zones and other Development zone areas should be utilized to bring these beneficial businesses into Los Angeles. Development and support of recyclable materials markets is one of the City's challenges in the years ahead.

For the solid waste remaining after diversion, the City will have a continuing need for solid waste transfer and disposal facilities. Currently, 26 facilities within the City have Solid Waste Facilities permits. Two are landfill disposal facilities and ten are privately operated transfer stations. The remaining are City facilities such as maintenance yards. As the capacity of the landfills located in Los Angeles is very limited, more transfer facilities will be needed to transfer waste from the collection vehicles and transport it to other, more remote landfill facilities. Capacity must be provided for the waste collected by both City agencies and private collection companies. The City, through a Request for Proposals (RFP) issued in

August, 1994, has identified several landfill disposal facilities that may be accessed by truck and others that would require the City to ship its solid waste by train. After 2001, when both of the local facilities are projected to close, transportation costs are projected to increase the cost of waste disposal for the residents and businesses in the City. (LA, 2000b).

3.8.3.2 Wilshire Campus

Waste-generating uses on this site consist of the Federal Building, a Post Office, an on-site cafeteria, and an on-site parking and maintenance facility.

The existing land uses located on the Wilshire campus currently generate approximately 7,902 pounds of solid waste per day. A breakdown of the land uses that contribute to existing solid waste generation is shown in Table 3-19.

**Table 3-19
POTENTIAL SOLID WASTE GENERATION FROM EXISTING STRUCTURES**

Land Use	Size (Sq. Ft.)	Employees	Generation Rate (Lbs./Unit/Day)	Total Solid Waste Produced (Lbs./Day)
Office Building	562,000	1,065	5.27 Lbs./Employee/Day	5,613
Cafeteria	23,000	10	0.059 Lbs./Sq.Ft./Day.	1,357
Parking	153,000	0	NA	0
Auto Maintenance Space	39,000	35	5.27 Lbs./Employee/Day	184
Post Office	32,000	142	5.27 Lbs./Employee/Day	748
Total	809,000	1,252		7,902

Source: CIWMB, no date.

3.8.4 Water Supply

3.8.4.1 Regional Setting

The Los Angeles Department of Water and Power (LADWP) manages the water supply for the City. The LADWP is the largest municipal utility in the nation and provides water for 3.9 million residents in an area of over 465 square miles. Types of water service provided by LADWP include domestic water service, fire services for private fire sprinkler systems and private hydrants, fire lines for multi-use industrial applications, and additional temporary services. (LADWP, 2002)

The Los Angeles system for collecting and distributing water to its citizens is complex. The water is transported over long distances, and it's distributed over a larger, more varying geographical area than any other major city in the United States. To meet the needs of its consumers, the LADWP provides water from three sources of supply. In 2003 to 2004, snowmelt from the eastern Sierra Nevada transported from the Owens valley via the Los Angeles Aqueduct provided 33 percent of the City's water. An additional 14 percent of the water supply comes from wells in the San Fernando Valley and other local groundwater basins, and the remaining 53 percent comes from water purchases from the Metropolitan Water District (MWD) of Southern California from the State Water Project and the Colorado River. During drought years, MWD purchases are increased substantially. Supplementing

these sources, Los Angeles uses recycled water for industrial and irrigation purposes—representing about 1 percent of the total supply. (LADWP, 2005a)

The local water supply cannot provide all of the City of Los Angeles water needs. Therefore, LADWP obtains water from different sources. The western Los Angeles area receives surface water from the Los Angeles Aqueduct Filtration Plant via the Upper and Lower Stone Canyon Reservoirs.

In 2002, the following compounds, having associated health risk, were detected at low levels in the treated water of the Western Los Angeles area: aluminum, arsenic, bromate, chlorine residual, coliform, fluoride, haloacetic acids, nitrate, radionuclides (alpha, beta, and uranium), trihalomethanes, and turbidity. Test results showed that the levels of these compounds were far below the established maximum contaminant levels (MCLs), which are the health protective standards set by the EPA and State of California Department of Health Services (DHS). (LADWP, 2002)

The LADWP water supply is stored in 8 storage reservoirs along the Los Angeles Aqueduct, and 10 reservoirs and tanks within the City. Combined storage capacity of all reservoirs and tanks is about 365,000 acre-feet, or approximately 120 billion gallons. (LADWP, 2004)

The LADWP installs and maintains water mains and fire hydrants year round to meet the City's demands for water. The LADWP delivers water to nearly 707,000 customer service connections through more than 7,226 miles of water pipelines, ranging from 4 inches to 10 feet in diameter. Because of the unusual range of elevation (sea level to 2,400 feet), the City's area has been divided into 102 pressure zones. Most of the 70 pumping stations are designed to provide water service at elevations higher than the gravity system can supply. (LADWP, 2004)

Los Angeles customers purchased about 201 billion gallons during 2003-2004. Each resident uses an average of 103 gallons per day at home. In addition, the LADWP supplies water to 58,882 fire hydrants in the City and provides water for irrigation and recreational purposes. (LADWP, 2004) The water consumption rate is increasing only 1.3 percent per year as a result of the LADWP's commitment to conservation efforts.

3.8.4.2 Wilshire Campus

The Western Los Angeles area receives surface water from the Los Angeles Aqueduct Filtration Plant via the Upper and Lower Stone Canyon Reservoirs. The surface water is a blend of two sources: Los Angeles Aqueduct water and MWD water.

In the area around the Wilshire campus there are several domestic water infrastructure lines providing water to the many urban uses. In the immediate vicinity of the Wilshire campus, Water Distribution maintains an 8-inch asbestos cement main/8-inch steel main on Veteran Avenue. There are no water facilities along Wilshire Boulevard or Sepulveda Boulevard. Presently, there are two 8-inch fire services, one 8-inch domestic service, one 6-inch fire service, one 4-inch domestic service, and one 4-inch irrigation service serving the property. All of these services are located on Veteran Avenue.

Using City of Los Angeles generation rates, the existing land uses consume approximately 18,720 gpd of water as shown in Table 3-20.

3.8.5 Wastewater

3.8.5.1 Regional Setting

The City of Los Angeles' wastewater system serves over 4 million people, including the City and the 27 contract agencies, 100,000 businesses and industrial users located within a 600 square mile service area.

Los Angeles utilizes the Hyperion Treatment Plant (HTP), the Tillman Water Reclamation Plant (TWRP), the Los Angeles Glendale Water Reclamation Plant (LAGWRP), and the Terminal Island Treatment Plant (TITP). Two contract agency plants, the Burbank Water Reclamation Plant and the Los Angeles County

Table 3-20
WATER CONSUMPTION POTENTIAL FROM EXISTING STRUCTURES

Land Use	Size (Gr.sq.ft.)	No. of Employees	Consumption Rate (Gallons per Unit) ¹	Total Water Consumed (Gallons per Day)
Office building	562,000	1,065	15/person	15,975
Cafeteria	23,000	10	9/person	90
Parking	153,000	0	NA	0
Auto Maintenance Space	39,000	35	15/person	525
Post office	32,000	142	15/person	2,130
Totals	809,000	1,252		18,720

¹ For projects in the City of Los Angeles, it is assumed that generation rates for water are equal to wastewater consumption rates.

Source: Metcalf & Eddy, 1991.

Joint Water Pollution Control Plant (JWPCP), also treat some City flows. (LACPD, 2001a)

Together, the wastewater system can process over 550 million gallons of flow each day citywide. Serving more than two-thirds of Los Angeles, the HTP handles the bulk of generated wastewater and has the capacity to process 450 million gallons per day (mgd) during dry weather and 850 mgd during wet weather. Current flow is 340 mgd (Los Angeles, 2005). The City's wastewater collection and conveyance system consists of over 6,500 miles of sewer pipelines, ranging from 8 to 12 feet in diameter, 145,000 maintenance holes, and 46 pumping plants that lift wastewater from low-lying communities into larger sewers. (Berggren, 2005)

Wastewater generated from businesses and residences in Los Angeles, as well as from outside contract agencies, are treated at these facilities. The City has planned increases in plant capacities by the year 2010 for LAGWRP, from 20 million gallons per day (mgd) to 50 mgd, and HTP, from 420 mgd to 905 mgd. Though the former has received regulatory approval, it has not been funded by the 10-year Capital Improvements Program, and expansion at this location may or may not prove necessary by 2010. Although it is planned that the treatment plant capacities should be sufficient to sustain wastewater treatment needs in the year 2010, the unused capacities of the wastewater treatment facilities will be less than current unused capacities. To sustain growth, Los Angeles must continue to plan for increases in total treatment capacities beyond 2010. (LACPD, 2001a)

3.8.5.2 Wilshire Campus

Using City of Los Angeles wastewater generation rates for the existing land uses, these existing uses generate approximately 18,720 gallons per day of wastewater as shown in Table 3-21. Infrastructure and treatment facilities serving the proposed site allocate a percentage of the capacity to the existing land uses.

Table 3-21
WASTEWATER GENERATION FROM EXISTING STRUCTURES

Land Use	Size (Gr.sq.ft.)	No. of Employees	Generation Rate (Gallons per Unit) ¹	Total Generation (Gallons per Day)
Office building	562,000	1065	15/person	15,975
Cafeteria	23,000	10	9/person	90
Parking	153,000	0	NA	0
Auto Maintenance Space	39,000	35	15/person	525
Post office	32,000	142	15/person	2,130
Totals	809,000	1,252		18,720

¹ For projects in the City of Los Angeles, it is assumed that generation rates for water are equal to wastewater consumption rates.

Source: Wastewater Engineering Treatment-Disposal-Reuse, Metcalf & Eddy, Inc. Third Edition.

3.8.6 Storm Water

3.8.6.1 Regional Setting

Urban storm water run-off is diverted to appropriate storm water drainage ways and the nearest catch basins within the West Los Angeles area. The collected storm water flows through a network of pipes and open channels and is discharged directly into the Pacific Ocean at Santa Monica Bay. These discharges are regulated by permits issued by the State Water Quality Board. Sites that are greater than five acres are required to have a National Pollution Discharge Elimination System (NPDES) permit. As part of the permitting process, a site-specific Storm Water Pollution Prevention Plan (SWPPP) is prepared prior to construction. This plan identifies potential pollution sources and receptors associated with site development and controls to be used during preconstruction, construction and post-construction stages.

3.8.6.2 Wilshire Campus

Approximately 70 percent of the 28-acre site consists of impervious surfaces (e.g., buildings, parking lots, roadways, and other paved areas). Currently, storm water runoff is drained from the Wilshire campus via five storm water inlets. The runoff collected from the inlets is diverted to storm water pipes located adjacent to the site on the east and west sides. These pipes drain to the Westwood Branch Drainage Channel which drains to the Sawtelle Westwood Channel. These flows are ultimately released into Ballona Creek in the vicinity of Culver Boulevard (UCLA, 2003). Ballona creek is a 9-mile long flood protection channel that drains the Ballona Watershed portion of the Los Angeles Basin. The watershed is bounded by the Santa Monica Mountains on the north, the Harbor Freeway (SR-110) on the east, and the Baldwin Hills to the south, and discharges into the Santa Monica Bay. The watershed encompasses about 130 square miles and consists of 64 percent residential uses, 8 percent commercial uses, 4 percent industrial uses, 17 percent open space, and 7 percent other uses. In addition to numerous storm drains, Centinela Creek, Sepulveda Canyon Channel, and Benedict Canyon Channel discharge into Ballona Creek (LADPW, no date)

3.9 HAZARDOUS MATERIALS

Hazardous materials and hazardous waste activities are regulated by agencies at all levels of the government. These agencies report information regarding hazardous materials and hazardous waste activities to third party institutions. Regulatory agency databases obtained from VISTA Information Solutions, Inc. were used to determine the regulatory status of the site. The regulatory databases include information reported by the U.S. EPA, State of California Environmental Protection Agency (Cal EPA),

California Department of Toxic Substances Control (DTSC), the U.S. Geological Survey, Los Angeles County Public Health Department, City of Los Angeles Environmental Affairs Department, and Los Angeles Regional Water Quality Control Board.

3.9.1 Regional Setting

A review of the Environmental Data Resources, Inc. (EDR) database report indicated that there were 12 leaking underground storage tanks (LUSTs) within a ½ mile search radius of the Wilshire campus. Of the 12 LUST sites located within ½ mile of the campus, one is at a lower elevation than the campus and 11 are at an equal or higher elevation. Ten of the 11 LUST sites at equal or higher elevations are reported as active with releases that have impacted groundwater. Although none of the sites are on adjoining property, the potential still remains for contamination to have impacted the campus. (BMCD, 2004).

3.9.2 Wilshire Campus

In November and December of 1993, a hazardous material survey was performed that revealed locations of asbestos, lead based paint, and PCB in the existing office tower building. Asbestos was present in the fireproofing on structural members and the underside of floors. The asbestos-containing fireproofing was removed from the 17th floor, basement, electrical and telephone rooms on all floors, the Post Office air handling room, and small areas throughout the building to allow for the fire sprinkler installation. According to the 1993 survey all ceiling tile in the building was considered contaminated because there was significant fireproofing debris present on the back surfaces of the suspended tiles. The survey also indicated most floor areas were originally covered with 9-inch asbestos tile and asbestos-containing mastic. The building has been renovated over the years but much of the tile remains either as a finish surface or under newer carpeting or vinyl tiles. The report concluded that unless the floor was bare concrete, it was assumed that asbestos-containing floor tile and mastic existed in all areas of the building. Other components that contained asbestos included the Post Office mail room floor, transite panels and some gypsum board in the mechanical rooms, and insulation on pipes and boilers. (Interactive Resources, 1994).

Abatement records indicated that asbestos-containing fireproofing, in areas for which removal of the fireproofing was too difficult, has been encased in hard white urethane foam material. This included portions of mechanical rooms on all even numbered floors, the computer room on the 3rd floor and the Cafeteria Building, east side of Voice of America area. (Interactive Resources, 1994).

The 1993 survey also identified lead based paint in specific areas of the Federal campus. The lead based paint was found in the metal stair components and handrails in stairwells; concrete floors in the Boiler/Chiller area, Shop area, and basement hallway; painted steam piping in the Boiler/Chiller area; the double doors to the air handler rooms on all even floors and the 17th floor; and metal fire doors. A 1993 survey indicated the paint was generally in excellent condition and the hazard of lead exposure very low. The handrails have been repainted with a lead free paint without stripping the leaded paint. (Interactive Resources, 1994).

Burns & McDonnell Engineering Company (BMCD) performed a Phase I Environmental Site Assessment of the Wilshire campus in July 2004. The reconnaissance included site walks to observe evidence of onsite hazardous substances use, storage, treatment, and/or disposal. The Phase I Environmental Site Assessment identified two active and one inactive gasoline Underground Storage Tanks (USTs), one used oil UST, one diesel fuel UST, and one oil/water separator associated with the FBI Parking and Maintenance Facility on the Wilshire campus. At the time of the site visit, fuel distribution pumps associated with the two active gasoline USTs were in the process of being upgraded to meet Los Angeles county Air Quality Management District (AWMD) operational standards and/or specifications for fuel tanks. An open pit was observed on the northwest corner of the facility to provide

1 access to the pumps and there was one 55-gallon drum labeled as “Hazardous Waste-Soil and Gasoline”
2 adjacent to the pit. Therefore, petroleum-impacted soil potentially exists in the pit as a result of pump
3 malfunction or upgrade.

4 **3.10 NATURAL AND DEPLETABLE RESOURCES**

5 The Wilshire campus is located in an intensely urbanized area that is not suitable for mining or other
6 forms of resource extraction. No natural or depletable resources which would be economically viable for
7 harvest are known to exist at the site.

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